



DRAKE
& COMPANY

PUB TO LET

NEW FREE OF TIE LEASE

CHEQUERS

Chequers

Welcome

- FULLY FITTED PUB TO LET – NIL PREMIUM
- Situated in the heart of Witney Town Centre
- Character Grade II Listed pub
- Delightful trading area with exposed brickwork, beams and open fireplace
- Charming patio courtyard to the rear
- Private accommodation comprising 4 rooms & bathroom
- RENTAL OFFERS INVITED

Chequers Inn
47 Corn Street
WITNEY
Oxfordshire
OX28 6BT

LOCATION

The attractive prosperous market town of Witney has a resident population of 27,500 and is situated 12 miles west of Oxford. Chequers Inn is situated on busy Corn Street surrounded by numerous pubs and Licensed businesses, 200m east of Market Square.

PROPERTY

A character terraced property with a ground bar and restaurant, trade kitchen and private accommodation above, plus an outside trading area to the rear, providing the following:

Ground Floor	Main bar & restaurant (40 covers), trade kitchen and WC's
First Floor & Attic	4 rooms and bathroom
Basement	Beer cellar
External	Attractive terraced garden at the rear of the pub.

From our inspection, and digital mapping, the property provides the following areas:

Ground Floor Trading	1,180 sq ft	110 sq m
Ground Floor Ancillary	266 sq ft	25 sq m
First Floor & Attic	675 sq ft	63 sq m
Basement	188 sq ft	17 sq m
Total Floor Area	2,309 sq ft	215 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

PREMISES LICENCE

The property benefits from a Premises Licence permitting the sale of alcohol from Sunday to Thursday 10:00 – 01:00 and Friday to Saturday 10:00 – 02:00.



ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'D86'.





RATING ASSESSMENT

2024 Rateable Value - £39,200. Interested parties are advised to verify this figure with West Oxfordshire District Council on 01993 861000.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

Rental offers are invited on the basis of a new free of tie lease. VAT will be charged, where applicable, at the prevailing rate.

OPEN VIEWING

For further information or to arrange a viewing, please contact sole agents. [Click here for virtual viewing.](#)

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Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.