



# The Joiners Arms

Old Bridge, Bloxham, Banbury, Oxfordshire OX15 4LY

**Tenure**  
**To Let**

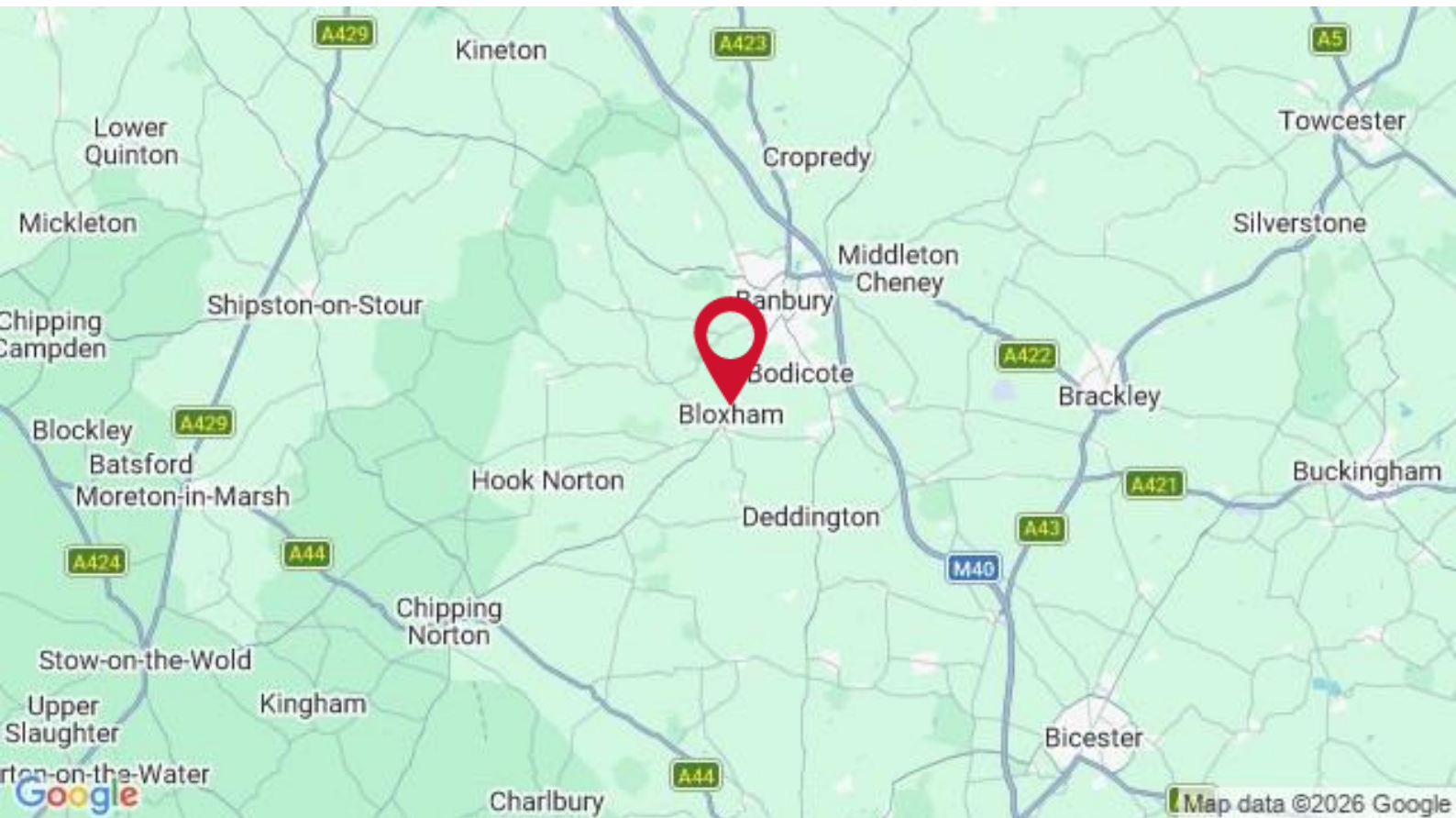
**Price**  
**£40,000**

- Excellent free of tie opportunity
- Refurbished and extended to a high standard
- Circa 125 covers
- Gardens and car park
- 3/4 bed private accommodation

**Fleurets**

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## Location

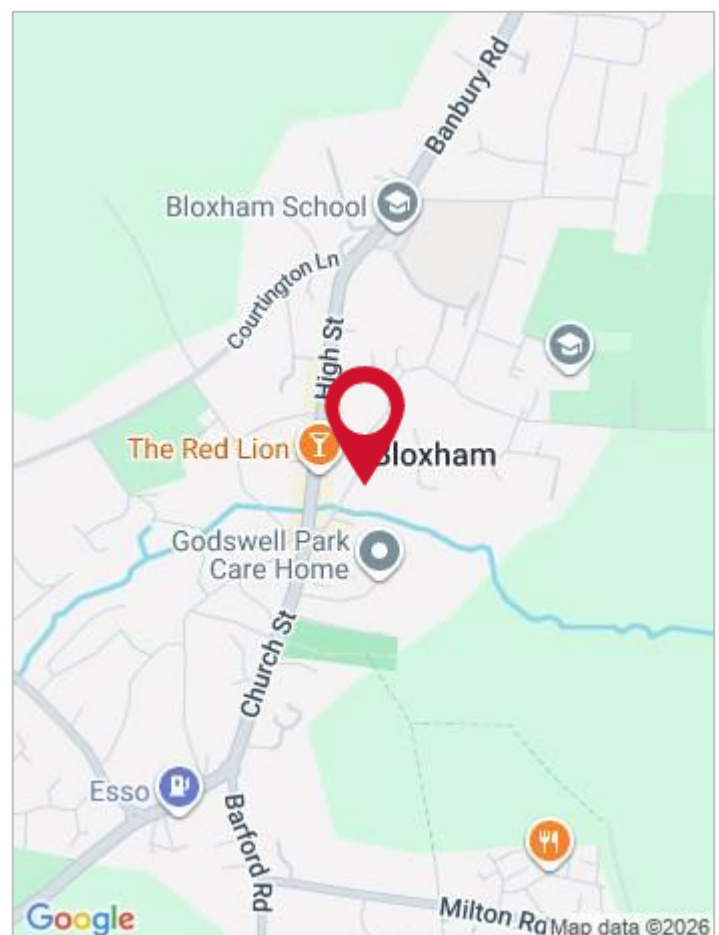
Bloxham is positioned to the southwest of Banbury and northeast of Chipping Norton on the A361 which links these two towns. Bloxham represents a characterful Oxfordshire village, it is easily accessible from Banbury, the Cotswolds and the M40, all of which help to maintain trade.

The village is an extremely desirable place to live and is also well known for Bloxham Independent School.

## Description

The Joiners Arms has been refurbished and extended in 2021/2022 and now provides comprehensive trading facilities providing circa 125 covers within bar, restaurant and function areas. Internally the premises provide character features of exposed stone walls, beams, fireplaces, combined with a more contemporary extension with access to the terrace.

The first floor has previously been used for staff accommodation but could be refurbished to provide excellent private accommodation and therefore any operator can commence trading with no further major expenditure and could, with investment, live on site.



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## Trade

Please note the premises are currently closed.

Our clients have previously run the premises under management but have chosen to focus their expansion plans in other parts of the country hence the Joiners being available.

The potential exists to build a very successful food based business attracting customers from the surrounding area and also benefitting from passing trade.

## Accommodation

### Ground Floor

Feature stone entrance provides access to the main bars and restaurant. In addition, the trading areas can be accessed from the car park from the rear.

Bar/Restaurant - bar servery, fireplace. The bar provides casual seating for circa 18 covers, smaller dining room with fireplace provides circa 8 covers to the front of the premises the function room is on a lower level and provides excellent private space for circa 30 covers. Feature fireplace, wooden floor.

To the rear of the bar is a raised dining section providing 11 covers and the main restaurant is in the recently extended section providing 68 covers with exposed beams, feature listed window and three large glazed doors opening to the terrace.



**Accessible WC**

Ladies - 2 WCs and 2 wash hand basins

Gent's - 2 pods, WC and wash hand basin

Fully equipped trade kitchen with walk-in fridge/freezer.

Beer store.

**First Floor**

Office, dry store, bathroom with bath, WC and wash hand basin.

Three bedrooms, shower plus WC.

**External**

In front of the premises there are external dining spaces to the left and right of the main entrance, to the rear there are paved terraces with space for 11 tables. In addition, there is a further garden area adjacent to a stream. Children's play equipment.

Car park provides 24 spaces, please note there is additional free parking on the road in front of the premises.

**Tenure**

Our client holds the head lease which runs for 25 years from 19th January 2022. Our clients will consider subletting the premises for terms between 5 and 20 years. The rent will be £70,000 per annum.

The lease is free of tie.

The lease is full repairing and insuring.

A deposit will be required.

Inventory - the premium of £40,000 will include payment for the inventory, which as the vast majority is installed in 2022 will be in excellent working order.

**Planning**

The property is Grade II Listed and situated within Bloxham Conservation Area.

**Licence**

A premises licence prevails, the main licensable activities being:

Sale of Alcohol; Recorded Music

Sunday to Thursday 11:00 - 00:00

Friday to Saturday 11:00 - 01:00





## Business Rates & Council Tax

The property is in an area administered by Cherwell District Council.

Rateable Value £32,000 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

## EPC

The property has an EPC rating of C.

## Services

We are advised the premises are connected to all mains services.

## Viewing

Strictly by appointment only through Fleurets West & South Wales office on 0117 923 8090.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto **fleurets.com** or contact:

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