

Introduction

The Cherry Tree is located in the medieval village of Steventon, just off the A34 in Oxfordshire. The main building dates back to 18th Century but in recent years the pub has been extended to now accommodate 7 En-Suite B&B Rooms. The pub is still run as a traditional village pub and offers 3 open fireplaces which are popular in the winter months, whilst the large courtyard is perfect for the warmer summer evenings.



Trading Potential

The Cherry Tree has previously been operated under our Managed House Team, but as we restructure our business post Covid-19 the Cherry Tree is now being offered as a Tenancy. The pub has 2 separate bars one of which is popular with the locals, 7 En-Suite letting rooms, a courtyard for alfresco drinking or dining and a large car park (circa 30 spaces and 2 disabled).

The business split is generally 50% Wet, 40% Food and 10% on Accommodation.

New Business Partner Profile

The new business partners here will ideally have experience in the hospitality industry, have great communication skills within a village environment as well as having the persona to chat with the high level of clientele who are passing through.

Trade Areas

Whilst the pub offers 2 separate bars one clearly more popular with the locals which accommodates the drinkers. Internally the pub is quite spacious and has in the region of 90 covers.

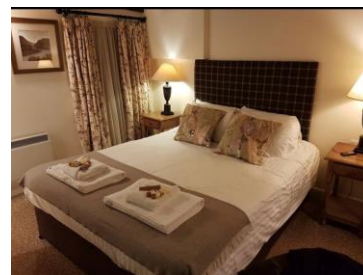
The entrance from the car park leads you through the courtyard, this area has potential to be used all year round. The pub has 7 En-Suite Letting Rooms, 5 Doubles and 2 Twins although the twin rooms can be made into doubles. 3 of the rooms are above the pub, whilst the other 4 are located around the courtyard.

External Areas

The pub benefits from a large car park (30), 2 disabled bays and a large trade courtyard area.

Domestic Accommodation

The private accommodation comprises of a Lounge, Kitchen, Diner, 2 Bedrooms, Bathroom and separate WC.



Capital Required

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| Fixtures & Fittings estimated to be | £31,590 (note this can be rented at 10%) |
| Stock estimated to be | £5,000 |
| Security Deposit | £8,000 |
| Minimum working capital required | £5,000 |
| Total (circa) without fixtures & fittings | £18,000 |