

Coach & Horses

The Green
High St
Adderbury
Banbury
OX17 3ND

SINCE 1875
WADSWORTH
TRADITIONS WORTH HOLDING ON TO



Introduction

The Coach & Horses is a beautiful early 18th century pub situated in the sought-after village of Adderbury, just outside of Banbury, North Oxfordshire. Adderbury provides a picturesque gateway to the many delights and attractions of the surrounding Cotswold towns, villages and countryside. Situated close to the M40 motorway, three miles south of Banbury and 20 miles North of Oxford.

Trading Potential

This characterful stone-built pub is situated in the most favourable position of the pubs in the village, located directly opposite the village green. It has all the qualities that you expect from a community village pub; a warm welcome, well-kept cask ales and tradition pub food. Regular events are also held here, including bingo, quizzes, and live music. There is a fantastic opportunity for the successful applicant to continue to develop a quality food and drink offer, through increased marketing activity to attract more customers from the surrounding areas. We would expect a split of 60/40 in favour of wet trade.

New Business Partner Profile

We are ideally looking for owner operators with good catering skills and the ability to deliver a quality food offer. It is essential that the new Business Partners take an interest in the local community and is willing to become key members of the village, including engaging with local events. A passion to keep and dispense our cask ales to the highest standard is also very desirable.

Trade Areas

The pub flows around a central bar servery, leading to separate dining areas, which provides space for a total of 65 internal covers. The main bar area benefits from a log burning stove which creates a lovely, welcoming atmosphere. There is a fully equipped trade kitchen with wash up area and storage room. The pub has an underground cellar with access behind the bar.

External Areas

There is bench seating to be enjoyed outside the front of the pub for approximately 40 people. There is no allocated car park but spaces at the front of the property for vehicles to park.

Domestic Accommodation

The private accommodation comprises of a large lounge with dining area, separate kitchen, bathroom with bath, shower and WC and 3 double bedrooms with attic storage.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£3,500
Security Deposit	£8,000
Minimum working capital required	£8,000
Total (circa) without fixtures & fittings	£19,500

For further details, please email: tenantrecruitment@wadsworth.co.uk