

# Plough

Alvescot  
Oxford  
OX18 2PU

SINCE 1875  
**WADSWORTH**  
TRADITIONS WORTH HOLDING ON TO

## Introduction

The Plough is an impressive Cotswold stone building nestled in the beautiful Oxfordshire village of Alvescot, a stone's throw from the Cotswold's itself. A great location within easy reach of Burford, Whitney and Brize Norton, all very popular areas. The Plough is a popular pub and has an enviable reputation for the consistent quality of their catering and customer service.



### Trading Potential

Located in the picturesque village of Alvescot, an affluent area of the Oxfordshire countryside. This attractive public house has all the qualities that you expect from a traditional village pub. The pub flows around a central bar area with inviting dining spaces, providing ample room for groups of various sizes. 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 to see a 50/50 wet/food split here.

### New Business Partner Profile

The new Business Partners will ideally be owner operators with good catering skills and the ability to deliver good quality food. They should have a passion to keep and dispense our quality cask ales to the highest standard. Preferably, they would express an interest in the local community and be willing to become a key member of the village, including engaging with local events and making the "Pub the Hub".

### Trade Areas

The main bar area can be accessed from the front and rear of the pub, The bar area itself has seating for approximately 30 people, this area benefits from a log burning stove which creates the traditional village pub feel., The spacious main dining room has seating for another 30 guests, with the capability of holding large groups. There is a fully equipped trade kitchen with wash up area and freezer room. The pub has a ground level cellar which is convenient for stock deliveries.

### External Areas

There is bench seating to be enjoyed outside the front of the pub, with the main outside seating set on the patio at the rear, currently with wooden bench seating for approximately 30 people. Additionally, there is a small lawn garden with children's play equipment and a good size car park for circa 25 cars.

### Domestic Accommodation

The private accommodation comprises of a lounge, bathroom with toilet and shower, kitchenette and 3 bedrooms.



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£4,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£17,000

For further details, please email: [tenantrecruitment@wadsworth.co.uk](mailto:tenantrecruitment@wadsworth.co.uk)