

# Plough

Main Road, Alvescot, Oxford OX18 2PU



## Introduction

The Plough is an impressive Cotswold stone building nestled in the beautiful Oxfordshire village of Alvescot which is within easy reach of Burford, a very popular tourist destination. The Plough has an enviable reputation for the consistent quality of the food offer and customer service and is patronized by locals and visitors alike.



### Trading Potential

Prominently located in the picturesque village of Alvescot in the glorious Oxfordshire countryside, this pub has all the qualities that you expect from a traditional village public house. The business is currently run with a high emphasis on their food offer (70/30) but still retains the charm and welcomes drinkers. This is an opportunity for a new Business Partner to maintain and develop on an already solid business.

### New Business Partner Profile

The new Business Partners here will ideally be owner operators with good catering skills with the ability to deliver a constantly food offer. A passion to keep and dispense our quality cask ales to the highest standard

An interest in a local community and willingness to become a key member of the village, engaging with local events and making the "Pub the Hub"

### Trade Areas

The main bar area can be accessed from the front or rear of the pub, has seating for approx. 30 with a log burning stove. The main dining room has seating for another 30 guests. There is a fully equipped trade kitchen with wash up area, freezer room and ground level cellar.

### External Areas

To the front of the pub is bench seating, to the rear a patio area with wooden bench seating for approx. 30, a small garden laid to lawn with children's play equipment. Car parking for circa 25 cars.

### Domestic Accommodation

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



### Capital Required

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

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