

# The Plough, Main Road, Alvescot, Bampton, OX18 2PU.

## INTRODUCTION

The Plough is an impressive Cotswold stone building in the beautiful Oxfordshire village of Alvescot. The village is in what's known as the Cotswolds boarder region. A great location within easy reach of popular areas, Burford, Whitney and Brize Norton. The Plough is a popular pub and has an enviable reputation that it has built over recent years.

## TRADING POTENTIAL

Located in the an affluent area of the Oxfordshire countryside. This attractive public house has all the qualities that you expect from a traditional village pub. The inviting dining spaces flow around a central bar, The space provides ample room for groups of various sizes. There is a opportunity for the successful applicant to continue to develop the business, continuing to market and build relationships within the local area.

## EXTERNAL AREAS

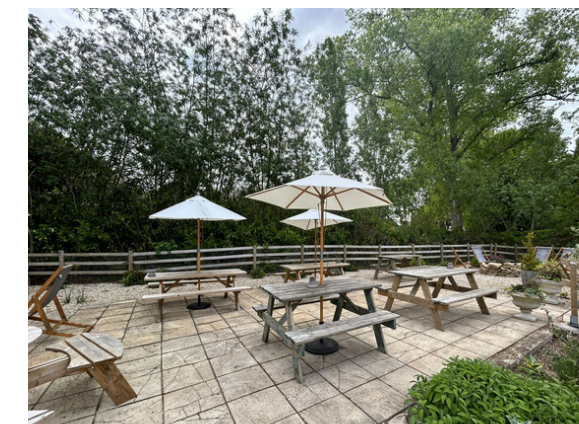
There is bench seating to be enjoyed outside the front of the pub, with the main outside seating set on the patio at the rear. Additionally, there is a small garden area at the rear of the car park covered by a stretch tent. The car park can hold 29 cars.

## TRADE AREAS

The bar area has seating for approximately 30 people, this area features a log burning stove. The spacious main dining room has seating for another 40 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 the convenience of a ground level cellar.

## PRIVATE ACCOMODATION

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



## FINANCIAL OVERVIEW

### Estimated ingoing costs:

Fixtures and Fittings: TBC

Deposit: £8,000

Working Capital: £8,000

Stock: £8,000

### On going costs:

Rent: £ TBC

Rateable value: £42,000 pa

Maintenance service agreement (MSA): £2,535 pa

Business support package: £1,560 Per annum.

Sales volumes	2024	2025
Own Beer	14.6	27.3
Foreign Beer	23.7	34.5
Cider	6	4.6
Total Beer & Cider	<b>44.3</b>	<b>66.4</b>
Wine (ltr)	1603.7	1751
Spirits (ltr)	81.8	16.3
Minerals (ltr)	1145.5	900
Total W/S/M (ltr)	<b>2831</b>	<b>2667.3</b>

\*Please note Beer & Cider are measured in brewers barrels 36gal\*