

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

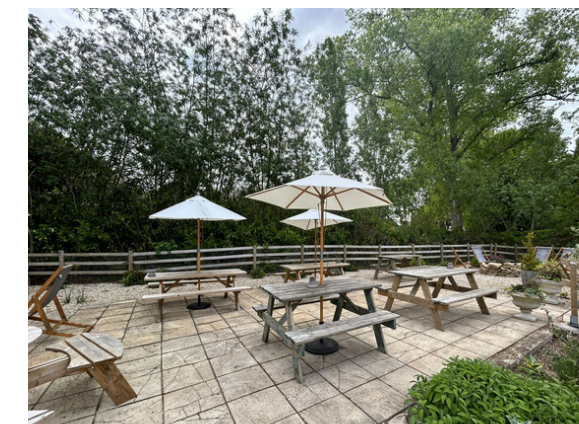
There is bench seating to be enjoyed outside the front of the pub, with the main outside seating set on the patio at the rear. Additionally, there is a small garden area at the rear of the car park covered by a stretch tent. The car park can hold 29 cars.

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	2023	2024	2025
Own Beer	22.5	14.6	27.3
Foreign Beer	44.8	23.7	34.5
Cider	9.3	6	4.6
Total Beer & Cider	76.6	44.3	66.4
Wine (ltr)	2372.9	1603.7	1751
Spirits (ltr)	147.2	81.8	16.3
Minerals (ltr)	11816.5	1145.5	900
Total W/S/M (ltr)	4336.6	2831	2667.3

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