



General Elliott, 37 Manor Road, South Hinksey, Oxford, OX1 5AS

Summary

- Picturesque Freehold Public House
- Planning permission for 5 additional rooms
- Substantial Beer Garden and parking
- Close to Oxford Town Centre

Price: £550,000 Freehold

**Leasehold: Nil Premium and Rental
Offers Invited**



Viewing is strictly by prior appointment with sole agent
Davis Coffe Lyons:

Paul Tallentyre
Executive Director, Pubs & Bars
0207 299 0740
pallentyre@dcl.co.uk

Keith Goodwin
020 7299 0706
kgoodwin@dcl.co.uk

dcl.co.uk

Location

The General Eliot is located in South Hinksey a picturesque village immediately to the south of the city of Oxford and close to A34 Oxford southern bypass and the River Thames.

The business is situated in a good location attracting custom from Oxford and the surrounding areas. The property has the benefit of being linked to the city centre by the 'Devil's Backbone', which is a historic raised causeway across open floodplains, providing pedestrian and cycle access.

Property

The property is a three storey detached building of Cotswold stone construction, with the top floor being in the roof slopes which is clay tiled with dormer windows. There is a single storey extension with a flat roof. There is also a detached annexe which is currently staff accommodation, of similar construction to the main

Business

The trading space has several period features, including exposed beams, a flagstone floor, open fireplace and some timber panelling to the walls. The property was extensively refurbished at the end of 2014 and the overall impression is that the property is well presented but has retained its "olde worlde" charm.

Letting Accommodation

The letting accommodation is on the first and second floors and has been created as part of the recent refurbishment. There are four rooms, each with en-suite shower rooms plus WC. There are two rooms on the first floor and two rooms on the second floor. The rooms on the second floor have sloping ceilings and dormer windows. The en-suite shower rooms on the second floor are under the roof slopes and Room 3 also has a tea/coffee station area.

Trading Information

The business is currently closed but historical information can be provided upon request.

Tenure

Freehold: Offers in the region of £550,000.

Alternatively, leasehold: Our client would be willing to create a new FRI partially tied lease on standard commercial terms. Rental offers invited.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

