

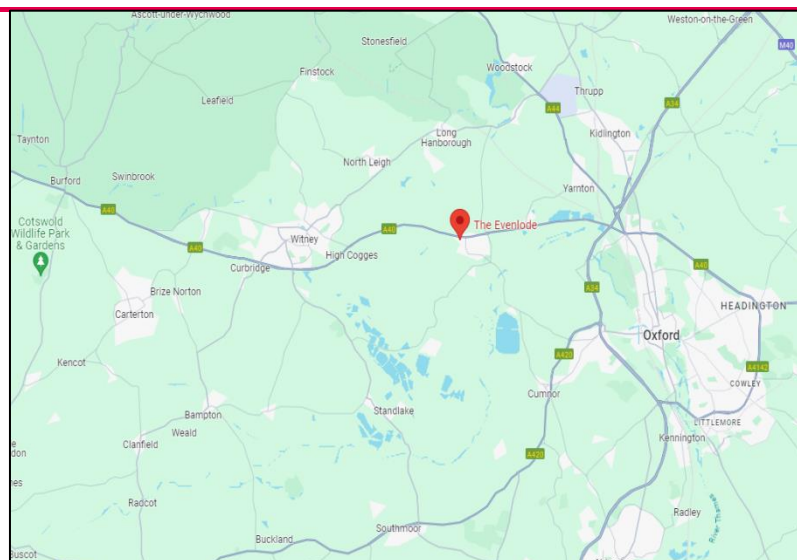


The Evenlode, Old Witney Road, Eynsham, Nr Witney, Oxfordshire OX29 4PS

### Summary

- Substantial Freehold with Parking and beer garden
- Planning Permission for additional 30 hotel rooms
- Potential for additional development
- Highly profitable business

**Freehold offers Invited**



Viewing is strictly by prior appointment with sole agents  
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**Location**

The Evenlode is located in Eynsham in Oxfordshire on a prominent roadside position on the Old Witney Road (A40). Access is available directly off the A40 and via the village to the rear. The property is situated on the north-west edge of the village, roughly a 10-minute walk from the historic centre.

Eynsham is a popular market town serving the local community and surrounding villages and has a population of circa 5,000 people.

The village benefits from good access to the M40 and major towns in Oxfordshire and the Cotswolds.

The following are approximate distances, Oxford 7 miles south-east, Blenheim Palace 6.5 miles north, Chipping Norton (Cotswolds) 16 miles north-west, Reading 33 miles south-east, Cheltenham 33 miles west and London 62 miles south-east.

Directly opposite the pub Eynsham Park and ride has been developed and due to open shortly.



**The Property**

A substantial Cotswold stone built detached property of two storeys above basement, under a pitched slate roof.

Additional extensions to the rear and side are single storey under a flat roof.

The property is situated on the site measuring approximately 0.84 acres (0.34 hectares) excluding grassed area to the front.

The Evenlode benefits from two distinct trade areas on the ground floor. Located to the front of the property is a customer area with bar servery and seating around tables and soft chairs. To the rear is the main restaurant which is laid out across several sections with further customer seating (125). To the rear of this is a carvery counter and access to the ancillary areas including large trade kitchen, storage, prep and wash up facilities. At basement level is cold room and storage.

The first floor provides 7 generous hotels rooms fitted out to a high standard. Occupancy is approximately 95%.

We understand the gross internal area of the property to be as follows:

Ground Floor	4,000 sq ft	372 sq m
Pub/Restaurant/Ancillary		
Upper floors/basement	Not measured	

**The Business**

The Evenlode currently operates as a countryside destination public house with a traditional food menu and hotel above. For further information please visit the website: [www.theevenlode.co.uk](http://www.theevenlode.co.uk).

**Licensing**

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol Monday to Sunday from 10:00 to 00:30. Other licensable activities are permitted.

**Tenure**

The property is freehold and offers are invited.

**Business Rates**

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £37,800.

**Planning**

The property currently has sui generis consent.

**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. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

