



The Bicycle Shed, 204-206 Banbury Road, Oxford OX2 7BY

### Summary

- A3 Free of tie Pub -restaurant
- Ground floor and basement lock up
- Outside seating/beer garden
- Turnover circa £700,000
- Excellent condition
- Great opportunity to develop business

**Leasehold:**

**Premium £150,000**



Viewing is strictly by prior appointment with sole agents  
Davis Coffe Lyons: [dcl.co.uk](http://dcl.co.uk)

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### Location

Summertown is an affluent suburb of north Oxford. It benefits from immediate proximity to the A40 arterial route, between the city centre and the A34.

The subject premises are prominently located on Banbury Road, Other nearby occupiers include Majestic Wine, Sainsbury's, M&S Simply Food, Tesco Express, Boots, Costa, Farrow & Ball.  
[Google Street View](#)

### The Property

A ground floor and basement lock up with enclosed beer garden at the front of the property.



### Business Rates

The property is listed in the VOA business rates list as having a rateable value of £51,000 with effect from 28 September 2018.

### 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. Please note that the staff will transfer with the sale of the business in accordance with TUPE.

### Business

The business has been fully refitted to a high standard. Currently run under management there is a great opportunity to develop the current turn over and operation

### License

The Business trades as follows:

Monday to Saturday	10.00am to 23.30pm
Sundays	12.00pm to 23.30pm

### Lease

A3 Use.

The premises are held on a free of tie lease for a period of 15 years from 24<sup>th</sup> December 2013 at a passing rent of £48,000pa the next review is 24<sup>th</sup> December 2023.

