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BARLEY MOW, BICESTER

UPPER HEYFORD, OX25 5LB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Barley Mow is a notable pub situated in the picturesque and affluent village of Upper Heyford, which is steeped in history due to its association with RAF Upper Heyford. This former Royal Air Force base played a significant role during World War II as part of RAF Bomber Command. In more recent decades, it served as a home for the United States Air Force's Strategic Air Command. The base has since closed, and the area is undergoing significant redevelopment. This transformation is turning the former military site into a vibrant new community known as Heyford Park, which now houses a population of over 3,000 people. Despite these changes, The Barley Mow remains the sole pub in the village, offering a sense of continuity and local charm. Upper Heyford is close to the A4260, which connects to the larger town of Bicester (approximately 5 miles away) and to the city of Oxford (around 15 miles away). Upper Heyford is also served by local bus routes that connect the village to nearby towns and villages, including Bicester where two railway stations connect to all major rail lines.

Pub Layout

The main entrance is located at the rear of the pub. It operates as a one-bar setup, featuring a mix of fixed and loose seating arranged around a feature log burner that adds to the warm, cosy atmosphere. The pub is well-maintained internally and includes a catering kitchen equipped to support a high-quality food menu. Additional seating is available in a separate area, featuring private, cosy tables for a more intimate dining experience. There is a large, enclosed garden with ample seating, perfect for enjoying outdoor meals and drinks. The garden includes an Aunt Sally throw for added entertainment. Parking is well accommodated with space for approximately 20 cars**.** This combination of inviting interior spaces and appealing outdoor areas makes The Barley Mow a versatile venue, suited for both everyday gatherings and special occasions.

TRADING STYLE

The Barley Mow is situated in an affluent, well-established village, with a strong and mature community. The nearby Heyford Park development is growing rapidly and will continue to expand in the coming years, offering significant future potential for business growth. With limited local competition, the pub serves as the essential community hub for the area. The Barley Mow is currently trading as a mid-market, friendly community pub, offering a menu featuring locally sourced, high-quality ingredients, a selection of real ales and modern, popular brands and a strong and diverse offering of wines and spirits. This combination of great food, drink, and welcoming service ensures the pub maintains its status as a destination for both locals and visitors alike.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, a bathroom and lounge area & a small kitchenette. The PQ's have recently been refurbished to a high standard.

Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area

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FINANCIAL

Weekly Rent: £307.69
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £2,000
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

This is an exciting opportunity for an enthusiastic and energetic individual or couple to take the reins of The Barley Mow, a pub primed to be the heart of its local community thrives best as a mid-market, community-friendly establishment, offering high-quality food made from locally sourced ingredients, real ales and modern, popular brands, a well-curated selection of wines and spirits with fantastic customer service and regular opening hours. The Barley Mow is the village's community hub and has the potential to be a destination pub for surrounding areas.
Initially, we're looking for a short-term licensee, but there's potential for a longer-term arrangement depending on mutual interest. With a solid business strategy and a warm, welcoming atmosphere, The Barley Mow can once again be the beating heart of the community.


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