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CARPENTERS ARMS, FULBROOK

FULBROOK, OX18 4BH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,400

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Carpenters Arms is a charming Cotswold pub located in the picturesque village of Fulbrook, just a short walk or drive from the historic market town of Burford. Positioned on the edge of the Cotswolds Area of Outstanding Natural Beauty, the pub benefits from a prominent roadside setting surrounded by affluent villages, thriving neighbourhoods and established residential communities, all within a ten-minute drive. Its desirable location makes it a popular destination for both locals and visitors exploring the Cotswolds throughout the year.
The pub is an attractive traditional Cotswold stone building with dining space for over 60 covers arranged across two floors, creating a warm and versatile trading environment.
The Carpenters Arms also benefits from excellent transport links, with easy access via the A361 to nearby Cotswold destinations including Stow-on-the-Wold, Bourton-on-the-Water and Chipping Norton. Nearby rail connections from Charlbury, Kingham and Oxford Parkway provide direct services to London and the wider region, making the pub easily accessible to both residents and tourists alike.

Pub Layout

Internally, The Carpenters Arms offers a practical and well-laid out trading space. The main restaurant and bar area is accessed through the front entrance, with the bar servery positioned along the left-hand side of the building. The trading area runs through the length of the property towards the kitchen, with rear access leading directly to the garden area. Cellar access is located behind the bar and underground. The commercial kitchen is fully equipped to support a quality food offer, with dedicated prep, cooking and cleaning areas alongside a walk-in refrigeration unit.
Externally, the pub benefits from a large garden with approximately 20 benches and a covered stretch tent area, providing additional trading space well suited to outdoor dining and events during the warmer months.

TRADING STYLE

The Carpenters Arms is a predominantly food-led opportunity, ideally suited to a licensee with experience in delivering a mid-market to premium quality offer. Given its Cotswold location, local affluence and strong surrounding competitor set, the pub should focus on a well-executed à la carte menu with a clear emphasis on fresh, high-quality food.
The business lends itself to a strong food trading style supported by drinks, with the potential to build a destination dining reputation for both local residents and visitors exploring the area. There is clear scope to grow trade further by enhancing the food offer and ensuring consistent quality throughout.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, kitchen, lounge and bathroom. A minor refurbishment is planned under the new agreement, subject to board approval. The works will refresh the space to a suitable standard, with further details confirmed once approvals are in place.

FINANCIAL

Weekly Rent: £567.31
Estimated Annual Turnover*: £312,073
Security Deposit: £7,400
Working Capital: £3,000
Stock: £1,000
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 of our financial information, please refer to the

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area

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BDM VISION

This is an exciting opportunity for an experienced couple or management team to deliver a premium, food-led operation in one of the Cotswolds' most sought-after locations. The ideal licensees will have strong chef credentials and the capability to deliver a high-quality à la carte menu that competes effectively within an established and affluent local market.
While the site could suit an ambitious starter licensee, it requires a hands-on, chef-led approach to consistently maintain premium food and service standards. The successful licensees will be able to fully utilise the trading space to maximise covers, build a strong reputation, and position the pub as a destination food venue within the Cotswolds.


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Beer Garden


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