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TAVERNS




# GOLDEN BALL, OXFORD

## OXFORD, OX4 4LQ

**AGREEMENT TYPE:**
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**
**£13,000**

CALL **01244 321 171** FOR MORE DETAILS

## DESCRIPTION

The Golden Ball is located in Littlemore, a well-populated suburb on the edge of Oxford, just two miles from the city centre. Primarily residential, the area combines older terraced housing with newer estates, giving it a varied character. Despite its growth, Littlemore retains a strong sense of identity; many residents still refer to it as a "village," and it has more of its own community feel than some other Oxford suburbs. The Golden Ball is a historic pub at the heart of this community, alongside the George Inn, both of which serve as important local hubs. The area benefits from excellent transport links into Oxford and easy access to the A34, which provides connections to both the M40 and M4, making it well placed for visitors and residents alike.

**Pub Layout**

The pub has been fully refurbished both inside and out, creating a welcoming and well-presented venue. A single bar servery efficiently serves both trading areas, making the pub easy to operate and manage. The décor features a mix of fixed and loose seating, complemented by soft furnishings that create a relaxed and comfortable atmosphere. Guests can enjoy a meal in the bar, watch live sport, or take part in the games on offer. The pub is equipped with a pool table and darts oche, catering to both local teams and casual players. To the rear, there is one of the finest pub gardens in the area, complete with ample seating, a brand-new traditional Aunt Sally throw, and plenty of space for outdoor enjoyment. The pub also benefits from parking for 6–8 cars to the front and side. Private accommodation is in excellent condition, situated in a highly sought-after residential area, making this an excellent opportunity for both business and lifestyle.

## TRADING STYLE

Our current Licensee has reinvigorated this pub back to being a real heart of the local community. The Golden Ball is a mid-market community pub with a solid drinks-led offer. It trades well following a full internal and external refurbishment and allows the new licensee solid foundations to build upon and further develop the offer to include food. The single bar serves two trading areas, with pool, darts, and live sport forming a core part of the offer. Entertainment is currently part of the mix, though delivered on a limited basis.

## ACCOMODATION

**Private Accommodation**

The private accommodation is of an excellent standard and consists of secure office space and a self-contained flat with two large rooms, kitchen and two bathrooms.

## FINANCIAL

**Weekly Rent:**£375.00
**Security Deposit:** £5,000 or the equivalent of three months' rent, whichever is greater
**Working Capital:** £5,000
**Stock:** £3,000
**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 on financial information, please refer to the 'Additional Info' tab.**

Beer Garden | Kitchen | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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## BDM VISION

The key to driving the Golden Ball forward will be building on its loyal customer base by engaging with local community groups and introducing regular weekly and monthly activities. There is clear scope to develop the offer by introducing food, enhancing the rhythm of the week with consistent live entertainment, and capitalising on matchday trade from nearby Oxford United. The large, well-presented beer garden also provides significant potential for outdoor events and seasonal trading.


Beer Garden


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