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OX & PLOUGH, WASHINGTON

WASHINGTON, NE38 0LZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,565

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Ox & Plough is a well-established community pub located in Washington, Tyne & Wear. Historically part of County Durham, Washington is the ancestral home of the Washington family, from whom George Washington descended. Situated on a residential community estate and adjacent to a local parade of shops, the Ox & Plough naturally serves as a hub for the surrounding neighbourhood. The pub benefits from excellent accessibility, with frequent local bus services stopping nearby and a shared community car park providing convenient parking for visitors. The surrounding woodland attracts walkers and outdoor enthusiasts, while the absence of another pub within almost a mile presents a strong opportunity to capture footfall from nearby households and passers-by alike.

Pub Layout

The Ox & Plough benefits from two distinct trading areas, offering flexibility and broad appeal. The main bar area features televised live sports, a darts board and pool table, creating a lively and informal atmosphere. Fixed perimeter seating is complemented by high bar stools and loose tables and chairs, with wooden and tiled flooring adding to the relaxed, traditional pub feel. The lounge area has been tastefully refurbished and centres around a prominent bar, traditional furnishings and a log burner, creating a warm and inviting environment. Wooden floors and exposed brick feature walls further enhance the character of this space. A small raised, carpeted area accessed by a few steps provides softer seating and leads through French doors to the beer garden. Externally, a beautifully paved beer garden wraps around three sides of the pub and enjoys attractive views over the surrounding woodland. The availability of a shared community car park further enhances accessibility, supporting the Ox & Plough's offer as a vibrant and sociable community pub.

TRADING STYLE

The Ox & Plough is a popular community pub offering a strong range of food and drink. Predominantly wet-led, the pub benefits from pool and darts teams, live televised sports and regular live music and karaoke, all of which drive strong weekly trade. The site currently offers a traditional food menu alongside a dedicated children's menu, helping to rebalance the wet and dry mix and increase overall footfall. Further potential exists to grow the existing sports teams and expand the use of the large lounge as a dedicated function space for private hire. Maximising private functions and introducing local charity and community events would further strengthen the Ox & Plough's position as a true hub of the local community.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor of the pub and comprises: three large bedrooms, a kitchen, living room and bathroom.

3+ Private Bedrooms
Beer Garden
Car Park
Kitchen
Food Preparation Area
Live Music
Open Fire
Sports Teams

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FINANCIAL

Weekly Rent: £427.88
Estimated Annual Turnover*: £336,129
Security Deposit: £5,565
Working Capital: £2,000
Stock: £5,000
Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.
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 *
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

The Ox & Plough requires an experienced licensee(s) with a proven background in running a pub and food operation. Applicants must demonstrate a genuine passion for operating a successful community local and be cheerful, sociable and approachable, acting as a friendly and welcoming presence behind the bar. The successful licensee will have the ability to cater for a broad range of customers across different age groups and backgrounds, continuing to support the existing customer base while also attracting less frequent and new users. Actively marketing the function room, developing a stronger and more profitable bar offering, and delivering a traditional yet affordable food menu will be key drivers of income growth. Excellent retail standards, a well-planned calendar of sport and entertainment, and a strong knowledge of the local area will be advantageous, as the pub is highly valued by the community and has both the scope and location to operate as a true hub of local life.

3+ Private Bedrooms | Beer Garden | Car Park | Kitchen | Food Preparation Area | Live Music | Open Fire | Sports Teams

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