admiral
TAVERNS



# THREE HORSESHOES, WITNEY

## WITNEY, OXFORDSHIRE, OX28 6BS

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

**YOUR INVESTMENT:**
**£25,000**

CALL **01244 321 171** FOR MORE DETAILS

## DESCRIPTION

The Three Horseshoes is one of the oldest pubs in the town, it dates from the 17th century and is Grade II listed in parts. It has original features of oak beams, wooden flooring and Cotswold stone. Situated on Corn Street just off the main High Street in the affluent expanding Oxfordshire town of Witney, the pub is in a great central location and although has no designated car parking there is free parking for 2hrs on the High Street. Witney itself is a quaint village, very popular for its music festivals, farmers markets and family orientated facilities. With the right licensee, this pub has the opportunity to be the hub of the town for all.

**Pub Layout**

On entering the pub, you are welcomed with a single cosy front bar full of 17th century character, pew seating and a wood burner (circa 20 covers). Behind here is an elongated modern country style fitted restaurant (circa 30 covers) complete with a separate function/private dining room on the left which can cater for a further 16 customers. There are then double doors into the terraced beer garden to the rear of the premises with a large stretch tent, classic wooden & wrought iron garden furniture where there is seating for a further 30 customers.

There is a fully fitted modern commercial kitchen with a 6-burner induction oven, rationale, two double fryers, one griddle, once microwave, a gantry with heating and lighting, undercounter fridges and freezers, separate medium sized designated preparation and wash up areas and storage area. This site has a well-established food trade and the kitchen reflects this.

## TRADING STYLE

The Horseshoes has traded very well as a destination site but with its town centre location, it has also stuck the right balance and is considered a great “local” for the regular customers. The pub has been run by the same licensee for the last 10 years and is only available as they are now looking to retire from the trade. The pub is multi award winning and only this year was awarded an AA Rosette for Culinary Excellence. Currently trading as 50/50 split. Well recognised for its menu & dining, The Three Horseshoes has also always been well supported by the local community and has a good reputation for serving great cask ale, draught products, cocktails, and exclusive local spirits so caters well for the customers who just want a drink too.

## ACCOMODATION

**Private Accommodation**

The site has a medium sized lounge, kitchenette fitted with oven, fridge & freezer, tumble dryer and washing machine in the hallway, 1 double bedroom and 1 office space that could be utilised for a second bedroom. Would make great accommodation for manager, chef or key staff member.

## FINANCIAL

**Weekly Rent:** £764.42
**Estimated Annual Turnover*:** £546,886
**Security Deposit:** £10,000
**Working Capital:** £10,000
**Stock:** £5,000
**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**

Beer Garden | Cask Ale | Function Room | Kitchen | Food Preparation Area | Open Fire

Email: recruitment@admiraltaverns.co.uk
**admiraltaverns.co.uk**

admiraltaverns admiral_taverns

## BDM VISION

I am looking for experienced operator with a proven hospitality track record of delivering consistent, top end food along with great customer service & experience. This is a great site with a solid trading background and a fantastic reputation and very rare opportunity that has come to the market. This could be a fantastic addition for an established multiple operators in the same retail space looking to add another site to their estate.
https://www.thehorseshoeswitney.co.uk/about-us
The pub is multi award winning and was awarded Oxfordshire Pub of Year 2022 and was also awarded an AA Rosette for culinary excellence in July this year so we are looking for a licensee who can keep these high-end standards.


Beer Garden


Cask Ale


Function Room


Kitchen


Food Preparation Area


Open Fire

Email: recruitment@admiraltaverns.co.uk
**admiraltaverns.co.uk**

admiraltaverns admiral_taverns