

The Fox & Hen, Warwickshire

20664



DESTINATION PUB RESTAURANT, STUNNING RURAL WARWICKSHIRE LOCATION, LOUNGE BAR, DINING 60+, 2 ACRE GROUNDS, SCOPE FOR FUNCTIONS/EVENTS, GLAMPING & PODS.

The Fox & Hen, Bascote Heath, Southam, Warwickshire, CV47 2DN

**OFFERS INVITED ON £75,000
LEASEHOLD**



LOCATION

Great location with stunning views close to Bascote Wharf on the Grand Union Canal, approximately 3 miles equidistant between Long Itchington and Southam in Warwickshire.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

NOTTINGHAM | OXFORD | LEEDS

Head Office: 18 The Ropewalk, Nottingham, NG1 5DT

T: 0333 200 8788 E: sales@daveyco.com W: daveyco.com



TOP 50 GASTROPUBS



THE BUSINESS

Following comprehensive refurbishment this superbly fitted and presented pub restaurant occupies a site of around 2 acres of ground with stunning views across the Warwickshire countryside. The business possesses outstanding potential to drive trade to the site particularly with scope for functions and events plus leisure activities such as glamping, letting pods and touring caravans. Very attractive private lease, rent only £36,000 p.a.

THE PREMISES & TRADING FACILITIES

Spacious open plan trading areas exceptionally well presented comprise a lounge bar with feature fireplace and picture windows overlooking stunning countryside, restaurant area for 60+ covers in all. Level ground site of around 2 acres including lawned garden trading facility with great views, woodland area and open ground ideal for leisure activities, events and potential clamping and accommodation pods. Well equipped commercial catering kitchen facility and ancillary areas.

TRADING INFORMATION

Trading information will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Well presented accommodation comprising 4 good size rooms, a kitchen and family bathroom.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

The premises are held on the residue of a 10 year private commercial lease. The current rent passing is approximately £36,000 per annum.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

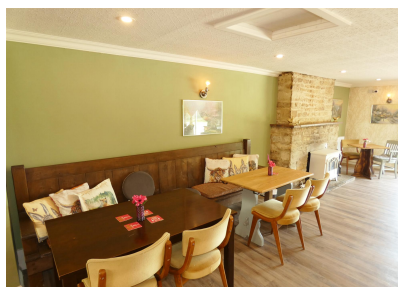
Offers invited on £75,000 for the leasehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.