

**Prime Town Center Restaurant**  
**£435,000 (Freehold) £75,000 (Leasehold)**  
**Faringdon, Oxfordshire**



**Business description**

Delightful 250 year old double fronted, Grade 2'listed, 3 story property, in prime medieval town center market place location. Regularly refurbished and updated, ready to trade 'as is'.

Faringdon is a thriving community, with new housing developments being built and proposed in the coming years. The town has historical links to Lord Berners ,Poet Laureate- Henry James Pye, Folly Tower, Historic Sheep and

Cattle market, Roundheads/ Cavaliers including King Alfred burning cakes. Not mentioning, gateway to the Cotswolds, Oxford, Swindon and the Thames Valley.

After over 20 years of trading, the restaurant is now only open for 3 evenings and one lunchtime a week, plus a month of holiday closure per year.

By re-opening for more sessions, you could easily average sales of over £1000 a day, with only minimal staff, giving great stock control, leading to fantastic profits. By employing staff and changing the business model, this has tremendous potential.



The restaurant comprises of three separate rooms.  
Main Restaurant, 20 to 32 covers.  
Second room, 16 to 20 covers, tables or ideal for small private functions.  
Bar, snacks or third restaurant, 14 to 20 covers.  
Separate m/f toilets. Dry (ish) Cellar. Office area. Lots of storage. Gated private garden/ parking.

### **Property information**

Property:	Freehold
Lease terms:	A new standard full repairing lease, renewable with options. To be agreed.
Leasehold rent:	£25,000 per annum
Living accommodation:	At the moment a spacious one bedroom flat, could be set out easily as 2 or 3 bedrooms. But a fourth small office room could be used. As a owner/ chef/ proprietor, this is set out as quality living space.
Location:	Prime town center market place location. Mid way between Oxford and Swindon, the Thames Valley and the Cotswolds. Overlooking the medieval market place, with its regular Tuesday fresh produce market stalls.
Premises details:	Double fronted, 250(ish) year old building, updated and converted over the years, now displaying a quirky mix of new and old, with tribute to local eccentric celebrities. The main structure and extra buildings have produced a further 3 flats/maisonettes, which may be purchased seperately, to provide extra secure rental income.
Planning consent:	Obviously this is A3 usage which could be converted to other retail units, if given the planning consent.
Energy Performance Rating:	D

### **Business Operation**

Expansion potential:	With its roots as the principal market town of the region, Faringdon is once again growing and drawing in big name company's to the area. The restaurant is now in a fantastic position to exploit the market, to open all week, as an unopposed town center attraction.
Competition / Market:	Faringdon is now a growing market town, and draws from Oxford city and Swindon, both 17 mile away. The area is becoming known for its wide range of restaurants with good quality English, Mediterranean and worldwide cuisines.
Reasons for selling:	Retirement.



Trading hours: Thursday, Friday, Saturday – evenings. Friday only for lunch.

Years established: Over 20 years with present owner, Over 12 years with previous owner.

### **Other information**

Support & training: If required, we can provide all the information and practices, which are utilized by the present owners. (For an agreed timescale.)

Owner financing: Owner financing is available.

Furniture/Fixtures value: £7,000

Inventory/Stock value: £7,000

