



The Cherry Tree

*Stoke Row, Henley on Thames
Oxfordshire
RG9 5QA*

*Leasehold: £50,000
Annual Rent: £75,000*

Ref: 3858278



DESCRIPTION

The Cherry Tree is an elegant and inviting pub/restaurant that exudes charm and sophistication. The property boasts a chic design that blends traditional elements with modern comforts, creating a warm and welcoming atmosphere. With an 80-cover dining area and four en-suite letting bedrooms, this beautiful property offers a unique opportunity for both dining and accommodation in a sought after location.

LOCATION

The Cherry Tree is situated in the picturesque village of Stoke Row, Oxfordshire. Nestled in the heart of the South Oxfordshire countryside, this charming pub/restaurant with rooms is surrounded by the scenic beauty of the Chiltern Hills.

KEY HIGHLIGHTS

- Popular pub/restaurant in affluent area
- Four stylish en-suite bedrooms
- Four bedroom owner's accommodation
- Perfect for a new ambitious operator
- 100 outside covers and ample parking
- Seven and a half years remaining on Brakspear lease - £75k rent

The area is known for its affluent community and attracts both locals and visitors from nearby towns and cities, including the nearby town of Henley-on-Thames, and also London, which is just a short drive away.

THE OPPORTUNITY

The Cherry Tree presents a fantastic opportunity for prospective buyers to acquire a business in an affluent area. With its strong reputation for excellent food and service, the pub attracts a loyal customer base and benefits from a steady flow of visitors from surrounding areas. The combination of dining and accommodation facilities provides multiple revenue streams, making this an attractive investment for those looking to enter or expand in the hospitality industry.



INTERNAL DETAILS

Inside, The Cherry Tree features a welcoming bar area and multiple dining areas that can comfortably accommodate up to 80 guests. The interior is tastefully decorated with a mix of contemporary and classic styles, providing a cosy yet stylish setting for diners.

The property also has a well equipped commercial kitchen, ample storage rooms, and a ground floor beer cellar.

EXTERNAL DETAILS

Externally, The Cherry Tree boasts a charming and well maintained garden area, perfect for al fresco dining during the warmer months. The property also offers ample parking for guests as well as a large kitchen garden growing an array of vegetables and herbs used in the pub menu.

The picturesque setting in the Chiltern Hills adds to the overall appeal, making it a popular choice for both locals and tourists seeking an escape to a memorable countryside experience.

LETTING ACCOMMODATION

The property includes four en-suite letting bedrooms located in a separate barn, offering privacy and comfort for guests. These rooms are elegantly furnished with fresh, crisp linens and modern amenities, ensuring a pleasant stay for visitors. The accommodation is ideal for attracting weekend visitors, corporate groups, and those looking for a relaxing countryside retreat.





OWNER'S ACCOMMODATION

A large, comfortable living space over the first floor and consists of four bedrooms, a living room, kitchen and two bathrooms.

FIXTURES & FITTINGS

All trade fixtures and fittings are owned by the current operator and will be included in the sale.

TRADING INFORMATION

Accounts from Feb 23 to Jan 24 show a net turnover of £671k. More detailed account information can be made available on request.

TENURE

Seven and a half years remaining on a tied Brakspear lease with an annual rent of £75,000.

BUSINESS RATES

The business has a rateable value of £49,000 (Payable is typically c. half of this)

REGULATORY

Premises licence



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



TIM WIDDOWS

Associate Director - Pubs & Restaurants

T: +44 7795 037 676

E: tim.widdows@christie.com

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