



THE GEORGE INN

5 Sandford Road, Littlemore, Oxford, OX4 4PU

FREEHOLD: OFFERS OVER £495,000 | REF: 3858337

KEY HIGHLIGHTS

- Established community pub in Oxford suburb
- Wet-led sports venue w/ solid customer base
- Multiple internal trading areas c.100 covers
- Fully fitted kitchen w/ scope for food
- Three-bedroom private accommodation
- Parking for 6 vehicles plus additional on-street parking



LOCATION

The George occupies a prominent position within the established residential suburb of Littlemore, located to the south-east of Oxford city centre. The area benefits from a strong local catchment alongside passing trade, with excellent connectivity to Oxford via the A4074 and surrounding road networks. The property benefits from proximity to the Oxford Business Park and Kassam Stadium, providing a strong base of local employment.

Littlemore is a popular and densely populated area, with a mix of residential housing and local amenities, making it well suited to a community focused public house. The property sits in a visible roadside position, supporting both regular local clientele and transient custom.

DESCRIPTION

The George is a traditional, community-led public house currently operating as a sports and wet-led venue. The property offers a number of well-proportioned trading areas arranged around a central bar servery, creating a flexible and informal environment suited to a loyal local customer base.

The pub has historically traded as a social hub for the area, with strong wet sales and a sports focus, and presents a straightforward operating model for an experienced licensee or multiple operator.

INTERNAL DETAILS

Internally, the property provides a series of interlinking trade areas with a combined capacity of approximately 100 covers. These spaces allow for a variety of trading styles including bar seating, informal drinking areas and potential for entertainment or sports viewing.

A commercial kitchen is in situ, although currently not utilised, offering an excellent opportunity for an incoming operator to introduce a food offering and diversify income streams.

Fixtures and fittings are typical of a community pub and provide a solid foundation for refurbishment or rebranding, depending on the purchaser's concept.

FIXTURES & FITTINGS

We are advised that the trade F&F is owned by the seller and is included in the sale.

EXTERNAL DETAILS

Externally, the property benefits from a rear car park providing parking for approximately six vehicles, with additional on-street parking available to the front.

To the rear, there is a substantial trade garden with capacity for approximately 100 covers, offering significant potential to enhance seasonal trading and provide an attractive outdoor space for customers. This area is well-suited to informal drinking, events, and potential outdoor catering, and represents a key asset for an incoming operator looking to develop a stronger all-year-round offer.

The external areas overall provide clear scope for further improvement and value-add initiatives, subject to the necessary consents.

OWNER'S ACCOMMODATION

The property benefits from spacious private accommodation arranged over the upper floor, comprising three bedrooms along with associated living space.

The accommodation provides suitable on-site living for an owner-operator or management team, adding to the overall appeal of the opportunity.

THE OPPORTUNITY

The George represents a genuine opportunity to acquire a well-located community pub with clear potential for growth.

Whilst currently wet-led with a strong local trade, the presence of a commercial kitchen provides scope to introduce a food-led or hybrid offer, capitalising on the surrounding residential demographic.

Further opportunities exist to modernise the internal trading areas, enhance the sports and entertainment offer, and establish the business as a broader destination within the locality.

The property is ideally suited to:

- An experienced publican seeking a community-led operation
- A multiple operator looking to expand into Oxford
- An entrepreneur aiming to reposition the asset with a food or family-focused concept

BUSINESS RATES

Current rateable value of £15,000 pa. Rates paid in 2025 were £2,785.

TRADING INFORMATION

Trading information will be provided to interested parties on request.

REGULATORY

Premises licence.









DEBT & INSURANCE ADVISORY

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CONTACT

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CONDITIONS OF SALE

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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:



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