



The Narrows of Faringdon

18 Market Place
Faringdon
SN7 7HP

Freehold: Offers Over £375,000

Ref: 3451476

KEY HIGHLIGHTS

- Central location in pretty market town
- Stylish bar in former jewellery shop
- Well designed interior with booth seating
- Three bed flat with separate entrance
- Flat could be let for extra income
- Energy rating exempt

DESCRIPTION

The Narrows occupies a former jewellery shop which has been carefully converted by the current owner to create an intimate bar in the middle of a thriving and affluent market town.

The bar offers a range of different seating areas with a number of booths with a total seating capacity for approximately 50 people.

The owners accommodation is over the bar and accessed via a separate entrance. It comprises three bedrooms, living room, kitchen and bathroom.

THE OPPORTUNITY

There is potential to grow income by increasing the opening hours and considering the creation of a simple kitchen and food offering (STP).

Whilst the current operation as a bar is successful, there is scope to reposition the business towards an ale led pub or micro pub.

There is planning permission granted to convert and extend the maisonette into two separate flats.

LOCATION

The Narrows of Farringdon is a terraced building in the centre of Farringdon and is almost opposite the market Market Place and Old Town Hall, around which markets have been held since the 12th century and continues to do this day with, amongst other, a market held every Tuesday.

Farringdon, sits on the edge of the Cotswolds in the Vale of the White Horse and is almost equidistant from Swindon and Oxford on the A420 which leads to the A34, M40 and M4.

INTERNAL DETAILS

- Trade areas with mixed seating
- Bar servery
- Customer toilets
- Dry stores

FIXTURES & FITTINGS

We are informed that all trade fixtures and fittings are to be included in the sale. A full inventory will be provided as required.

TRADING INFORMATION

A full set of trading accounts can be supplied on request.



OWNER'S ACCOMMODATION

There is a well sized flat above the business, with a seaparte entracne form the street and overlooking the Market Place to teh frint. The accommodation consists of:

- 3 bedrooms
- Living room,
- Kitchen
- Bathroom

BUSINESS RATES

The current current rateable value as per the April 2023 list is £4,200. Confirmation of rates payable should be sought from the local authority.



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

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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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Business Agent

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CONDITIONS OF SALE

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