THE MOLE

Toot Baldon, Oxford, Oxfordshire, OX44 9NG

FREEHOLD: £800,000 | LEASEHOLD: £50,000 ANNUAL RENT: £48,000 | REF: 3858340

KEY HIGHLIGHTS

- Village location just outside Oxford
- Bar/Lounge (30) Restaurant (50)
- Four bedroom owners/staff accommodation
- Beautiful grounds & ample parking
- Flexible hospitality business with scope
- Adjacent barn available - PP for 12 letting rooms. EPC rating C

LOCATION

This picturesque pub is set in a charming village location just five miles from the centre of Oxford. A stunning area that is hugely popular with people visiting the area for cycling, walking and exploring the vicinity near Oxford. The pub is very well supported by the local community and the nearby affluent villages.

DESCRIPTION

A well maintained property with stunning grounds and a welcoming atmosphere. The inside is an attractive mix of exposed beams and stone walls that allows its diners to feel the long history of the building.

Outside is a manicured courtyard garden with ample external trade space and parking on site. A pub that is popular year round with locals and people visiting the area.

INTERNAL DETAILS

- Public areas - Main bar/lounge with seating for c.30
- Restaurant - a cosy and inviting space full of beautiful architectural features with seating for c.50
- Basement beer cellar
- Well equipped commercial kitchen with a separate wash up/prep area and walk in chiller
- Ample storage room
- Ladies, gents WC's
- Four bedrooms, a lounge and a bathroom over the first and second floors

FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are owned outright and will be included (inventory provided once deal is agreed).

BUSINESS RATES

Rateable value effective from 1 April 2026 is £41,000. This is not the rates payable. Please check with the VOA for the most up-to-date information on all rating matters.

REGULATORY

Premises Licence.

EXTERNAL DETAILS

An attractive courtyard garden, perfect for summer dining and events with space for c.50. Ample parking to the rear for c.40 vehicles.

OWNER'S ACCOMMODATION

Four bedrooms, a lounge, a bathroom and an office located over the first and second floor of the property.

THE OPPORTUNITY

A well supported business, nestled in a picturesque south Oxfordshire village where the food and service are the star of the show. The turnover is consistent and the business is well positioned to be transitioned to a new operator.

The freehold owner (and current operator) is willing to grant a new free of tie lease to a suitable operator who will benefit from years of goodwill and a professional team in place.

TRADING INFORMATION

The business achieved a net turnover of approximately £750,000 for the year ending 2023. Since that time, the property has been operated by tenants and, as such, detailed trading accounts have been limited. However, more specific information relating to operating costs and performance can be made available upon request.

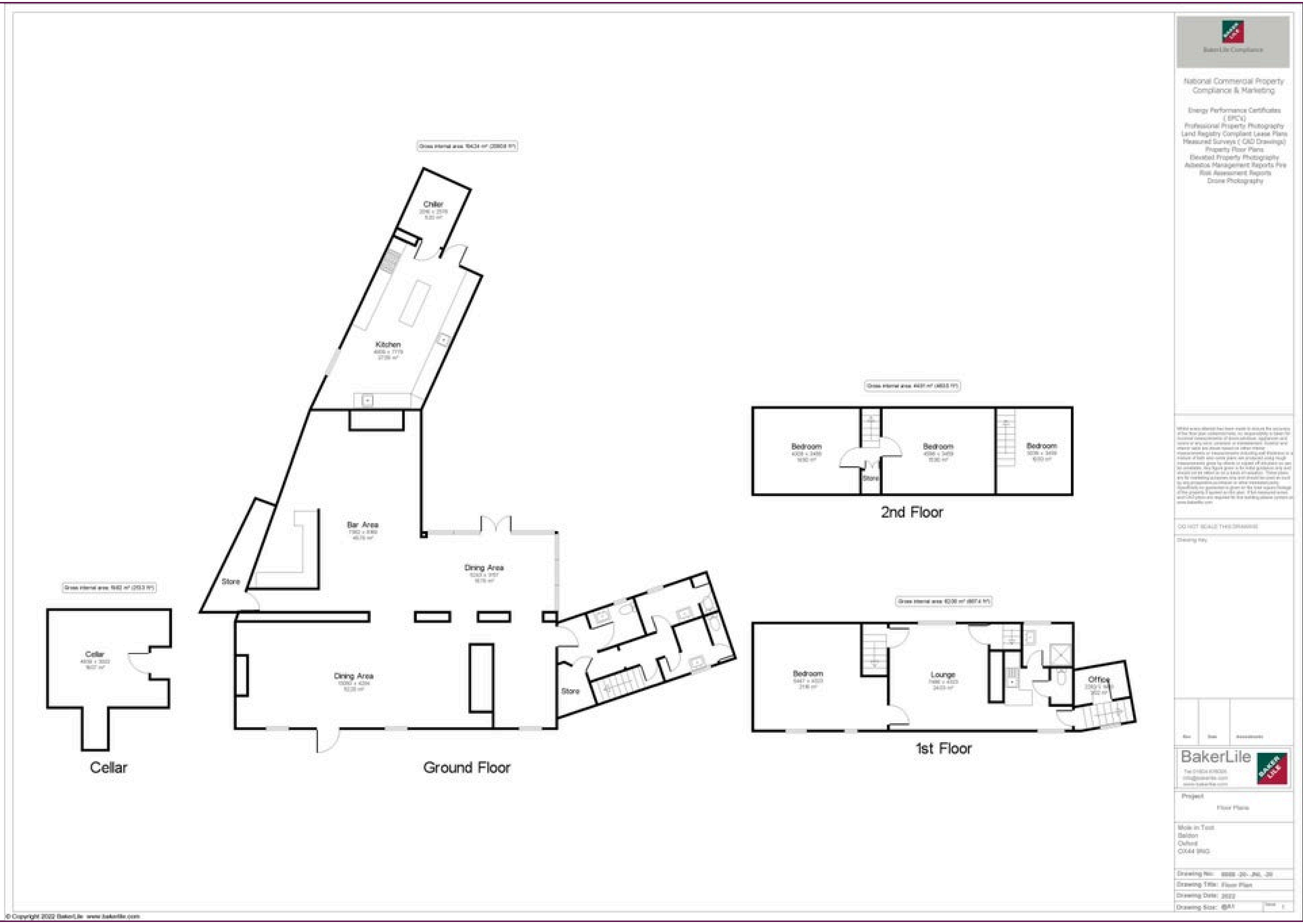
TRADING HOURS

The business is open and trades seven days a week.

DEVELOPMENT POTENTIAL

An attractive additional opportunity is offered by a detached barn adjacent to the main property, available by separate negotiation at £500,000. Benefitting from planning permission for conversion into 12 letting rooms, it presents a compelling opportunity to create high-quality boutique B&B accommodation, enhancing both the income potential and overall appeal of the holding.

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Bedroom
Lounge
Office
1st Floor
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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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