

THE GEORGE INN

5 Sandford Road, Littlemore, Oxford, OX4 4PU

FREEHOLD: OFFERS OVER £450,000 | LEASEHOLD: NIL PREMIUM ANNUAL RENT: £40,000 | REF: 3858337

CHRISTIE & CO

Regulated by RICS

christie.com

KEY HIGHLIGHTS

- Established community pub in Oxford suburb
- Leasehold available £40k annual rent
- 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 fixtures and fittings are owned by the seller and would be included in a freehold sale. If a new lease is agreed, offers for the fixtures and fittings will be invited, subject to a minimum valuation acceptable to the seller.

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.

TENURE

Freehold or leasehold options available. The landlord will consider lease terms from experienced operators with an annual rent of £40,000.




180
180






SBOBET


40








THE GEORGE


The George
BAR





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

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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

CHRISTIE & CO