

Whistlers

9 Middle Row, Chipping Norton
Oxfordshire
OX7 5NH

Freehold: £550,000
Leasehold: £20,000
Annual Rent: £40,000

Ref: 3867955



KEY HIGHLIGHTS

- Flexible, two level restaurant
- 70 covers inside, 28 outside at front
- Three bedrooms owner's accommodation
- Rarely available freehold in affluent area
- Well supported by local community
- Freehold and leasehold opportunities available

DESCRIPTION

An independently run bar and restaurant with a relaxed atmosphere in the heart of the town. There are covers on the ground floor with further room at basement level, suitable for busy days and private functions.

The property is full of character and is a flexible space that could be adapted to a range of styles, depending on the preference fo the new owner. Above the restaurant is a comfortable three bedroom owners accommodation.

THE OPPORTUNITY

Rarely do high street properties become available in the heart of Chipping Norton, the current owners have built up a successful business but are now emigrating back to Australia.

A new operator now has the opportunity to continue the current restaurant or could establish a new style of operation appealing to the affluent local community, who would welcome a new offering to the town.

TRADING HOURS

Closed Sun, Mon & Tue. Open for the remainder of the week.

TENURE

The owners are willing to grant a new lease to a suitable tenant with an annual rent of £40,000. Further terms are open to negotiation.





LOCATION

Whistlers is situated in the picturesque market town of Chipping Norton, centrally located within the Cotswolds. This thriving hub boasts a lively town centre full with an assortment of shops, bars, restaurants, a cinema, and a theatre, catering to both local residents and the multitude of annual visitors.

Enhancing its accessibility, Chipping Norton enjoys direct connectivity to London via a swift train service from nearby Kingham, a mere 10 minutes away. This convenient transportation link ensures a continuous influx of visitors from the capital.





INTERNAL DETAILS

Ground floor - restaurant seating for 36 covers, a bar and office area.
Commercial kitchen with professional equipment and separate wash up on the first floor.
Basement level - 32 additional covers and toilets
First floor - three bedrooms owners accommodation

EXTERNAL DETAILS

There are 28 additional covers at the front of the property providing an appealing frontage that draws in passing trade.

OWNER'S ACCOMMODATION

Comprises of three bedrooms, a lounge, kitchen and bathroom. Lots of character and ideal for an owner-operator.

FIXTURES & FITTINGS

Commercial fixtures and fittings included in the sale price.







TRADING INFORMATION

The current owners close the restaurant from Sunday to Tuesday allowing a new owner to increase turnover with increased opening hours. Account information can be made available to interested parties following a call with the agent.

BUSINESS RATES

Rateable value of £15,500 (payable is c. half of this)

REGULATORY

Premises licence

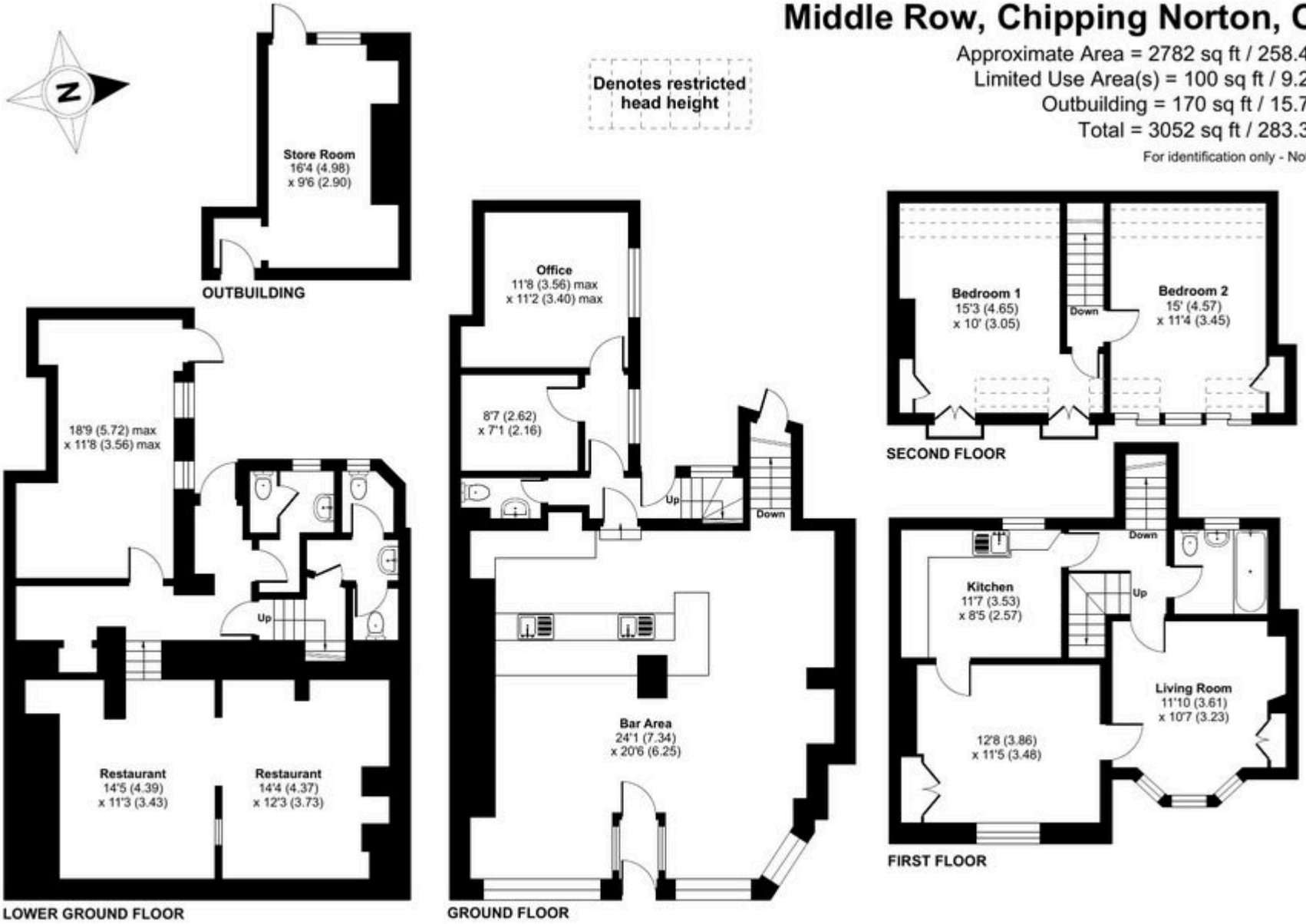





Ristorante

Middle Row, Chipping Norton, OX7

Approximate Area = 2782 sq ft / 258.4 sq m
Limited Use Area(s) = 100 sq ft / 9.2 sq m
Outbuilding = 170 sq ft / 15.7 sq m
Total = 3052 sq ft / 283.3 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Christie Owen & Davies Plc. REF: 1110385

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