



The Maybush

Stunning riverside grade II listed free house.

The Maybush, Newbridge, Witney, Oxfordshire, OX29 7QD

Freehold £1,100,000

Ref: 94627

Contact:

Tel: 01981 250333

midlands@sidneyphillips.co.uk

Standing on the River Thames near to the city of Oxford

Two character bar/restaurants (75)

Extensive decked seating area (50+)

Extensive gardens which seat 200+

Three-bedroom owners accommodation

Set in over an acre

Turnover £1,000,000+ net of VAT





Location

The village of Newbridge stands some 10 miles southwest of the city of Oxford, approximately 7 miles equidistant from the market towns of Witney (north), Abingdon (southeast) and Faringdon (southwest). The subject property stands on the banks of the River Thames, as its confluence with the River Windrush. It has extensive frontage to the same, including riverside lawned, decked trade gardens. It is a centuries old character property dating back to the 18th century and has a wealth of period charm and character. It stands alongside a feature stone built 14th century bridge which is the most complete medieval bridge in the whole of Oxfordshire.

The business has been sympathetically improved over the last decade and offers two very attractive trading areas; one occupying the original pub, the other in a modern extension with considerable glazing which leads onto the decking and gardens overlooking the river.

The Maybush is a high trading outlet achieving turnover in excess of £1,000,000.

Trade Areas.

GROUND FLOOR:

The trading areas are two interconnecting rooms. The original pub has an extension to the rear which overlooks the river.

The MAIN BAR and DINING ROOM has cotswold tiled floor throughout, central podium double sided ornamental fireplace with raised hearth and cast-iron solid log burner installed. There is a fully equipped servery which has galvanised frontage and wood top counter. The room has fixed upholstered wall seating, as well as loose high back rattan style dining chairs, currently arranged for 40 diners. There is patio door access on to the decked dining area. On two sides of the room is a run of nine bi-fold windows which provides an open aspect when the weather is suitable and this overlooks the river.

A set of LADIES', GENTLEMEN'S and DISABLED TOILETS. OFFICE and comprehensively equipped CATERING KITCHEN which has a full selection of stainless steel catering effects and work surfaces. It has direct access into the restaurant and main bar area. This room runs into the original part of the building which provides intimate seated restaurant space for 34 customers. It is split into three sections, partially by a double-sided original fireplace which has exposed stone and antique brick exposed chimney breast and a second fireplace with a raised hearth. The room is heavily beamed, and one end overlooks the Thames. There is also patio door access onto the decked garden.

ON LEVEL BEER CELLAR, DRY STORE with walk-in COLD ROOM.





Owners' Accommodation & External.

OWNERS ACCOMMODATION:

Located at first floor and comprising:

BEDROOM 1 - SMALL DOUBLE with EN SUITE BATHROOM

BEDROOM 2 - SMALL DOUBLE

BEDROOM 3 - SMALL DOUBLE

BATHROOM with suite of wash hand basin, WC and bath with shower over

KITCHEN with domestic and fitted units

Domestic LOUNGE

EXTERNAL:

The grounds and the garden are a feature of the pub, as one can imagine from its location. There is an 'L' shaped decked area wrapping around the main bar. It stands immediately alongside the river and overlooks the famous bridge from which the village takes its name. There is quality timber seating for 40 or so customers which extends to the dining space during the summer months. The lawns extend down to the river. There is a marquee and further seating in two areas including a further raised, decked area adjacent to the second kitchen providing seating for a further 200 customers. Large WORKSHOP.

External.

There is a covered stage area. As part of the main structure and adjacent to the main entrance, is an 'L' shaped panelled BAR SERVERY (APPROXIMATELY 6m length). It opens during the summer months for customers, often numbering hundreds, who frequent the garden.

The business also has a four-berth static caravan utilised as STAFF ACCOMMODATION.

A further comprehensively equipped KITCHEN (which on its own would be the envy of many a hospitality business) which has a full selection of stainless steel catering effects. it is of good size and has a separate PREPARATION ROOM with serving hatch to dispense to the garden. It has Altro nonslip flooring and ceiling fitted galvanised extraction canopy. A part of this large outbuilding is a STAFF ROOM and LAUNDRY ROOM. It also houses a CUSTOMER TOILET.





The Business.

Our client has operated The Maybush since January 2020 and it has quickly become one of the most successful and highest trading free houses in the area. We are in receipt of management accounts for the six months ended September 2023 which show takings net of VAT of £628,785. A gross profit of 60% is achieved. This trade is split 70% food sales and 30% from drinks. Whilst it should be appreciated that this six month period is the busiest six months of the year, even allowing for seasonal variations a turnover of in excess of £1,000,000 should be achieved.

Tenure, Licence & Services.

FREEHOLD PRICE £1,100,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

A full Premises Licence is held.

The property has the benefit of mains electricity and water. Drainage is via a septic tank and there is LPG for cooking and central heating. The pub has underfloor heating.



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midlands@sidneyphillips.co.uk

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Accurate measurements have not been taken.