

The Robin Hood, Buckinghamshire

11168



HIGHLY ATTRACTIVE VILLAGE
FREEHOUSE & RESTAURANT NEAR
BUCKINGHAM, DINING 70+, POTENTIAL
LETTING BEDROOMS ADJ NET PROFIT
£85,000 PA.

The Robin Hood, Bufflers Holt, Buckingham,
Buckinghamshire, MK18 5DN



**BEST OFFERS OVER £450,000 FREEHOLD TO
BE RECEIVED BY 31ST AUGUST 2019 OR
GUIDE PRICE £75,000 LEASEHOLD**

LOCATION

Great road frontage in village close to Buckingham town centre, Buckingham University, Stowe School & Park and Silverstone Racetrack.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

YOUR SMART BUSINESS LOCATER. **DAVEYCO.COM**

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THE BUSINESS

Highly attractive village freehouse and restaurant with two characterful lounge bars and dining for 70 plus in all. Potential to provide letting bedrooms. Net sales £340,000 for 2018 excluding VAT. Well maintained paved seating terrace and good size enclosed lawned gardens excellent road frontage. Same hands for over 8 years. Located close to the historic University town of Buckingham, Stowe School and Country Park and Silverstone Racetrack.

THE PREMISES & TRADING FACILITIES

Retaining much original character and charm with feature working fireplace, oak block flooring and beamed ceilings there are two lounge bar trading areas and a restaurant in all accommodating over 70 covers throughout. Well equipped commercial catering facility and ancillary areas. Potential to provide letting bedrooms by reconfiguring the owners accommodation. Large site with paved trading terrace, lawned gardens and good size car park.

TRADING INFORMATION

The trading profit and loss accounts for the year ended 30 April 2018 show net sales of £340,592 excluding VAT, from which a gross profit of £207,865 (61%) was achieved. An adjusted net profit in the order of £85,000 has been calculated for the year excluding owners drawings, loan interest, depreciation and any excessive or non operational overheads. Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Situated on the first floor providing 3 rooms plus a kitchen and a family bathroom. Potential to reconfigure to provide letting bedrooms.

TRADE FIXTURES & FITTINGS

We are advised that the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

We are advised the premises are freehold. Our clients will also consider granting a lease over a term of years to be agreed with a commencing rent in the order of £35,000 per annum. The lease will include a freehold purchase option. Further details via the sole selling agents.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

EPC

The energy rating is E.

GUIDE PRICE

Offers over £450,000 are sought for the freehold or alternatively a premium of £75,000 for a new lease, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.