

Cherry Tree

33 High street
Steventon
Abingdon
OX13 6RZ

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Introduction

The Cherry Tree is a located in the medieval village of Steventon, just off the A34 in Oxfordshire. The main building dates to the 18th Century, in recent years the pub has been extended and now accommodates 7 ensuite letting Rooms. It still has its traditional feel with open fireplaces and beams throughout.



Trading Potential

The split is generally 50% wet, 40% food and 10% on accommodation. It has a great local following with visitors from the surrounding villages. There is opportunity for a fantastic food offer using its fully equipped trade kitchen. The letting rooms are an excellent addition to this great site, they are comfortable and in good decorative order.

New Business Partner Profile

We are looking for new business partners with experience in the hospitality industry. With the knowledge and understanding to operate a larger site with letting rooms. They must have good food knowledge, preferably chef experience and proven customer service skills.

Trade Areas

Internally the pub is quite spacious and has in the region of 90 covers. The entrance from the car park leads you through the courtyard. Upon entering the pub, you step into what is currently known as the breakfast area for its B&B guests. It benefits from 2 separate bar areas, each with its own dining spaces and bar seating.

The letting rooms consist of 3 Double Rooms in the main building and 4 Rooms around the courtyard (2 king-size and 2 twins). One of the King-size rooms has an interconnecting door to one of the twins.

External Areas

The courtyard is a great outside space, the perfect sun trap during spring and summer, it has previously been used all year round with the use of a stretch tent and gazebo style covering. It currently has 40 covers. There is a large car park with capacity for 30 cars including 2 disabled bays.

Private Accommodation

The private accommodation has an open plan kitchen and living space with two bedrooms, bathroom, and separate WC.



Capital Required

Fixtures & Fittings estimated to be	<u>£27,500</u>
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£10,000
Total (circa) without fixtures & fittings	£23,000

For further details, please email:

tenantrecruitment@wadsworth.co.uk