

**Plough Inn**  
9 High Street, Bodicote  
OX15 4BZ

SINCE 1875  
**WADSWORTH**  
TRADITIONS WORTH HOLDING ON TO

## Introduction

Bodicote is a vibrant village just two miles south of the centre of Banbury in Oxfordshire with excellent road links to the Midlands and London via the M40. The Plough is a charming and traditional pub with a rustic feel.



## Trading Potential

The Plough has three separate trading areas, bar, dining room and covered courtyard. The pub currently operates in favor of wet, the food offer could be developed. The village runs events throughout the year, which attracts people from near and far, this provides great opportunity for the pub to get involved. In recent years there has been hundreds of homes built a stone's throw from the village, full of residents needing a great local pub.

## New Business Partner Profile

The new Business Partners here will ideally be community driven. The ability to produce and deliver a menu that will suit this site would be an advantage along with a passion to maintain and dispense our quality cask ales to the highest standard. This is an ideal opportunity for someone wishing to embark on a first business venture within the licensed trade.

## Trade Areas

Split into two separate spaces, the bar with open fireplace and seating for 20 and the dining room which can accommodate 35 and has been previously used as a function room due to its privacy and isolated bar access. A corridor leads to the fully equipped trade kitchen customer toilets and access to the courtyard.

The secluded courtyard has seating for approximately 30 and can be covered with an awning, from here there is access to the ground floor cellar, freezer/pantry room, dry store and log and bin store.

## Domestic Accommodation

The accommodation is accessed from the bar and comprises of a lounge, bathroom with toilet and shower and 3 bedrooms.



## Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£6,000
Security Deposit	£5,000
Minimum working capital required	£8,000
Total (circa) without fixtures & fittings	£19,000

For further details, please email:

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