

Trigger Pond

22 Bicester Road
Bucknell
Bicester
OX27 7NE

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Introduction

Situated in Bucknell, a village and civil parish just 4km northwest of Bicester in Oxfordshire. The Trigger Pond building has stood since 1637 still displaying its inglenook fireplace and original beams. It is a popular destination pub attracting custom from its popular surroundings.



Trading Potential

The Trigger Pond is an excellent destination country pub that also caters for its local population, attracting trade from the local town of Bicester. Bicester is one of Oxfordshire's most attractive towns making it popular with tourists all year round. The pub is a characterful building, guests are welcomed by beautiful stonework walls, original beams, and the warmth of its fireplaces. The large rear garden is a fantastic asset to have for the summer trade and events with plenty of room for various activities. It is currently trading with a 60/40 split in favour of food.

New Business Partner Profile

The new business partners will ideally be owner operators with a good level of catering skills. This site would suit operators with previous experience in the trade and running a site that caters for a local community as well as visitors. Enthusiasm and drive would add value to what is an already solid business.

Trade Areas

As you enter the Trigger pond you are welcomed by the bar at its centre. Customers have a choice of 3 separate dining areas to enjoy a meal, cosy seating to more formal dining all with a total of 80 covers. The pub benefits from a good sized fully equipped kitchen with separate prep area and a ground floor cellar.

External Areas

The front garden has a country courtyard feel with room for 12-16 covers. At the rear is large rear garden providing 180 covers. Outside the trade kitchen is a walk-in fridge and outbuildings for storage. The pub car park can comfortably fit 30 cars.

Private Accommodation

The private accommodation comprises of a large lounge, separate kitchen, bathroom, 2 double bedrooms and one additional room off one of the bedrooms.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£8,000
Total (circa) without fixtures & fittings	£21,000

For further details, please email:

tenantrecruitment@wadworth.co.uk