

Drayton - The Wheatsheaf Inn, Oxfordshire OX14 4JA
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



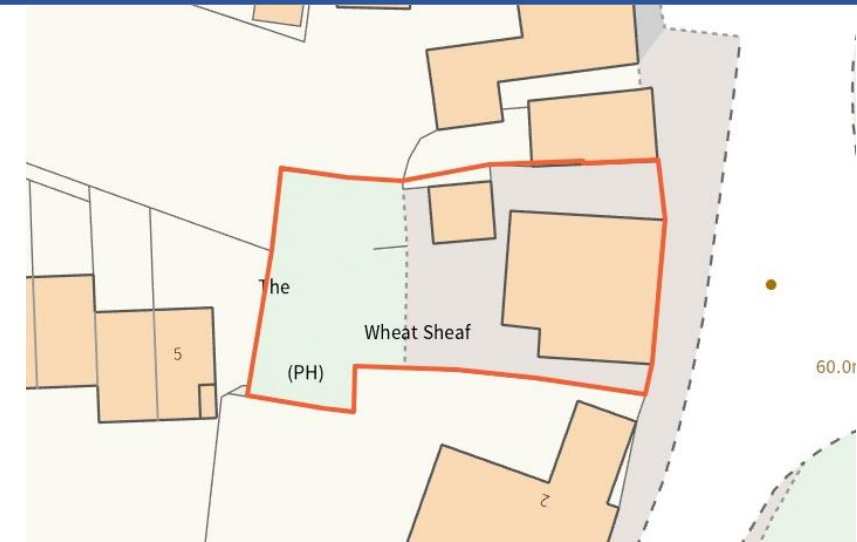
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Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 7.35%
- Rental Income: £25,740 p.a.
- VAT is applicable to this property
- Comprises ground floor pub & restaurant with large beer garden
- Includes 2-bedroom staff accommodation at first floor and self-contained studio at rear
- Situated in the heart of Drayton, with occupiers nearby include Post Office and more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Wheatsheaf Inn (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, commercial kitchen, storage, cellar, outdoor seating and customer WCs, studio flat First Floor: 2 bedrooms, bathroom	Individual	6 Years and 11 months from 18 December 2024	£25,740	Note 1: FRI Note 2: Rent review on 18.12.27 and 18.12.30 linked to RPI Note 3: Tenant option to determine on 18.12.27 with min 6 months notice Note 4: Deposit held of £5,500
Total				£25,740	

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Property Description:

The property comprises ground floor pub & restaurant, large beer garden with multiple seating areas, 2-bedroom staff accommodation and self-contained studio flat at rear, providing the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, commercial kitchen, storage, cellar, outdoor seating and customer WCs, studio flat

First Floor: 2 bedrooms, bathroom

Total GIA: 189 sqm (2,034 sq ft)

Tenancy:

The property is currently let to an Individual for a term of 6 years and 11 months from 18th December 2024 at a current rent of £25,740 p.a. Rent review on 18.12.27 and 18.12.30 linked to RPI. Tenant option to determine on 18.12.27 with min 6 months notice. Deposit held of £5,500.



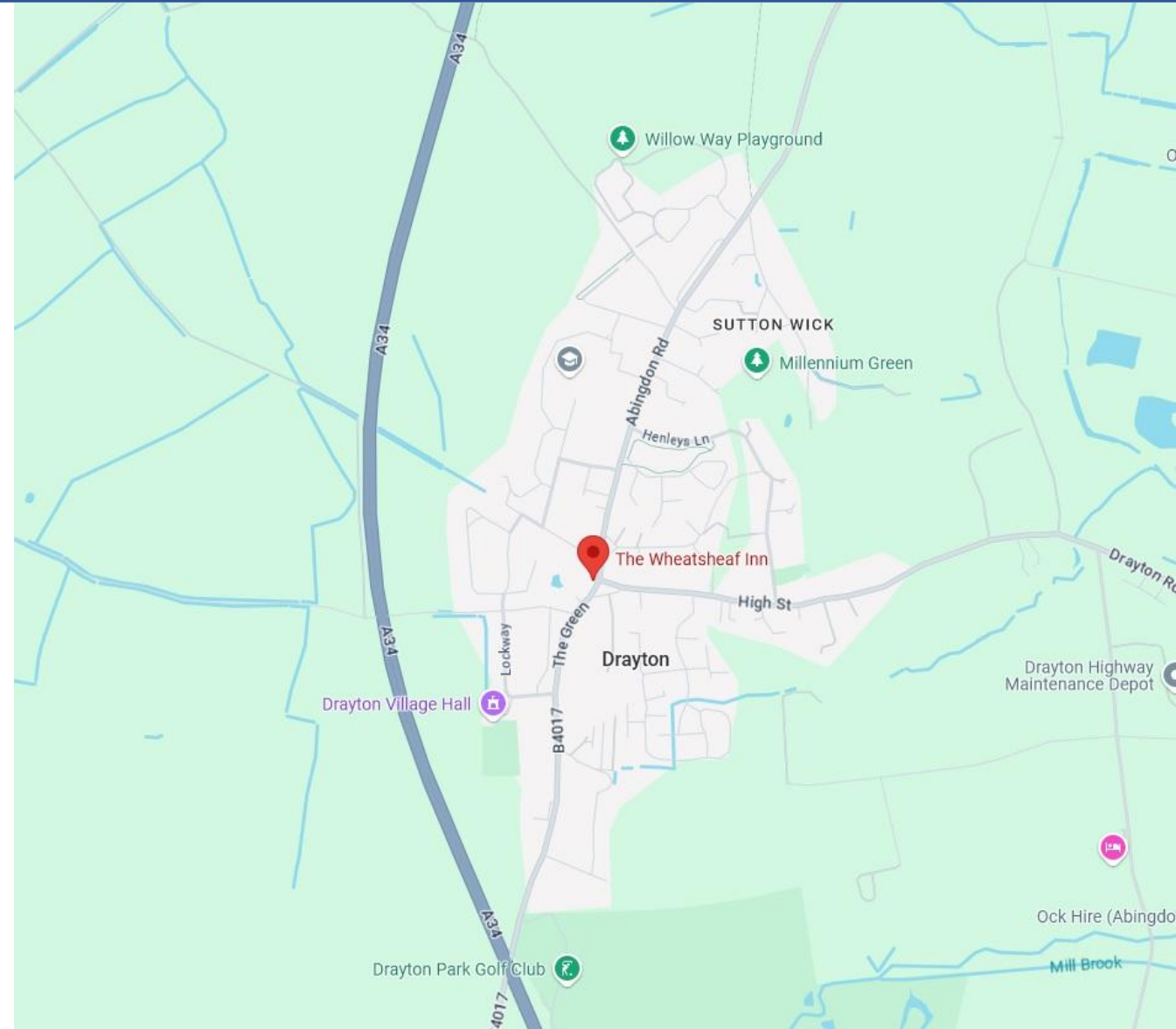
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Location:

Drayton is a village and civil parish about 2 miles (3 km) south of Abingdon, Oxfordshire. The parish includes the hamlet of Sutton Wick and has a population of 2,353. The property is located at the junction of Abingdon Road, High Street and Steventon Road. Occupiers nearby include Drayton Post Office and The Red Lion Pub.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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