



Golden Cross

Wixford Road, Bidford-on-Avon, Warwickshire, B50 4LG

Leasehold £29,950

- Stunning main road Cotswold pub and restaurant set in 0.9 acres
Excellent three section character beamed bar (60)
- Separate restaurant (40)
- Extensive four-bedroom owner's accommodation
- Expansive gardens and car park
- Net turn over circa. £350,000 pa

Ref: 95830

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SP Sidney
Phillips



LOCATION

The stunning stone-built premises occupies a prominent local crossroad position approximately six miles from Stratford-upon-Avon and four miles from the market town of Alcester. Ardens Grafton is approximately 1.5 miles north-west of the town of Bidford-on-Avon in the attractive north Cotswold countryside.

The property stands proud, slightly elevated above stunning middle-England countryside with views across to the Malvern Hills, Clee Hill and Brailes in Oxfordshire.

The property is a substantial building boasting a wealth of original charm and character. The property is understood to have originally been three cottages, which have been joined together and redeveloped to provide an interesting and well-planned trade area, as well as a spacious four owner's accommodation.

The property stands on a large plot measuring in the region of 0.9 of an acre. It is principally of a traditional stone construction under a pitched tile roof, briefly comprising as follows:

TRADE AREAS

- **MAIN BAR:** With a wealth of period charm, benefitting from original exposed beams and flagstone floor. It is split into three sections grouped around a central bar servery, providing seating for up to 58 customers with standing room for more. There is easy access to the restaurant as well as double door access to the rear trade garden.
- **RESTAURANT:** An elegant Georgian room with feature coffered ceiling, open fireplace with beaten canopy and seating for 42 customers. Counter from central bar servery.
- **LADIES TOILETS.**
- **GENTLEMEN'S TOILETS.**
- **TRADE KITCHEN:** Including Altro non-slip flooring, UPVC and stainless-steel panelled walls, as well as an comprehensive inventory of stainless-steel catering units and work surfaces.
- **PREP ROOM:** With walk-in chiller and walk-in freezer offset.
- **DRY STORE**
- **ON-LEVEL CELLAR:** With wine and bottle racking, and delivery access from side of the property.

OWNERS ACCOMMODATION

Located at first floor level, comprising:

- LARGE LANDING WITH OFFICE
- KITCHEN: With space for seating area.
- LOUNGE AND DINING ROOM: With inglenook fireplace and cast iron gas effect fire installed. Beamed ceiling.
- FOUR DOUBLE BEDROOMS
- SHOWER ROOM
- BATHROOM

EXTERNAL

The grounds are a key feature of the property and are split into principal sections:

- FRONT TRADE PATIO: Casual seating with picnic bench seating.
- TRADE GARDEN: Split into two sections. Access from the main bar and provides seating for in excess of 100 customers.
- REAR TRADE PATIO: With flagstones and a permanent covered arbour. Seating for in excess of 25 customers.
- LAWNED GARDEN AND PATIO: With octagonal A-frame bench seating for a minimum of 80 customers.
- ENCLOSED PRIVATE GARDEN
- CAR PARK: Extensive gravelled parking providing space for in excess of 60 vehicles.

THE BUSINESS

The sellers have owned the business for the past three years and are now regrettably selling due to the demands of other outside catering business interests, as well as that of an extensive young family.

During their period of occupation, they have been a notable success at the Golden Cross and net taking for the last financial year ending 31 January 2025 amount to £346,436 based on 5.5 days trade. We are advised that trade is split approximately 40% to wet sales and 60% to dry sales, highlighting to prospective purchasers the further scope to develop the catering side of the business further, especially if the business is run on a hands-on basis.



TENURE & PRICE

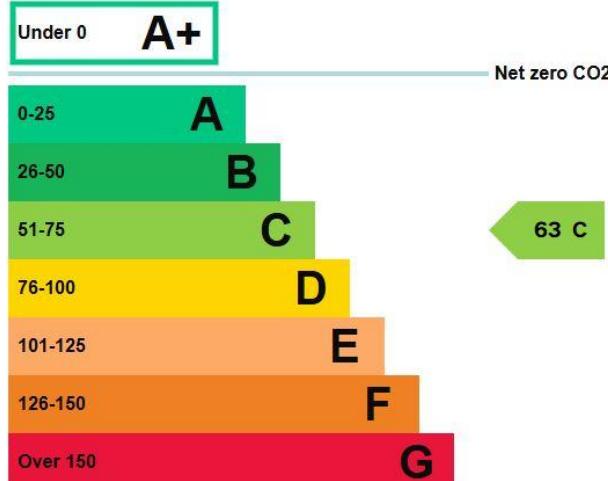
LEASEHOLD £29,950 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Golden Cross is held on a full repairing and insuring lease agreement from Charles Wells, for a term of fifteen years commencing 19 December 2016. the lease falls within the security provisions of Part II Landlord & Tenant Act 1954 and fully assignable. Rent is £43,000 per annum paid monthly in advance, subject to five yearly rent reviews, the next due 19 December 2026. An incoming party will be required to provide a deposit to the Landlord of £12,000, plus personal guarantees. The lease is tied on draught and bottled beers, lagers, ciders and minerals, free of tie on wines and spirits.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCES

A full Premises Licence is held permitting the sale of alcohol by retail 09:00 to 02:00 seven days a week.



EPC Ref: 0896-6745-3939-0048-6449

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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SERVICES

Mains water and electricity.
Drainage via septic tank.
Cooking and central heating via LPG.

Burglar and fire alarms are installed.
Nine camera CCTV system.

Local Authority: Stratford-on-Avon District Council

Rateable Value: £11,000 – the business is subject to Small Business Rates Relief

BUSINESS MORTGAGES
01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.