



Witney Hotel, Church Green

Breckon & Breckon
est. 1847

Witney Hotel, 7 Church Green

Witney OX28 4AZ

A beautiful Grade II Listed period house with Georgian facade located in the very heart of the town in this enviable setting fronting Church Green. The house has a history dating back to the 17th century.

At the present time, the building runs effortlessly on a mixed use basis with a blend of B&B, hotel and longer term tenants under secure Assured Shorthold Tenancy (AST) agreements. Most of these rooms are equipped with en-suite bathrooms and kitchenette areas so are completely self-contained. Those without have access to a well-equipped shared kitchen. A business with a great local reputation built over many years, with spacious and tranquil living accommodation to the rear. Four bedrooms are let out on a night by night basis, where occupancy levels are controlled to enable the owners to manage the business with little or no external staff. Four bedrooms are occupied under AST agreements and the final four bedrooms sit to the rear within the totally self-contained owners four bedroom accommodation with garden. The guest rooms offer great flexibility, and all the hotel guest rooms are completed by an en-suite bathroom and finished to a high standard.

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Generous with good privacy

Guide Price: £1,500,000







Council Tax:
Band E - £2,922.60

Parking
On-street

Local Authority
West Oxfordshire
District Council

**AWAITING
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“Agent's comment”

Outside, the property has a low-maintenance patio area for guests to use. There is a separate, private garden area for the owners of the property. The main garden is mostly laid to lawn and offers a great deal of privacy. There is a garden building which has bi-folding doors, perfect for a summers evening. The garden building is perfect for a garden bar, a home office or a gym.

Sold as a going concern: 4 x Rooms used as part of the Witney Hotel ranging from £50 per night to £115 per night. 4 x Rooms tenanted under shorthold tenancy agreement with an annual income of circa £41,000 per annum.



Witney Hotel

Approximate Gross Internal Area = 423.8 sq m / 4561 sq ft
 Outbuildings = 7.2 sq m / 78 sq ft
 Total = 431 sq m / 4639 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115588)



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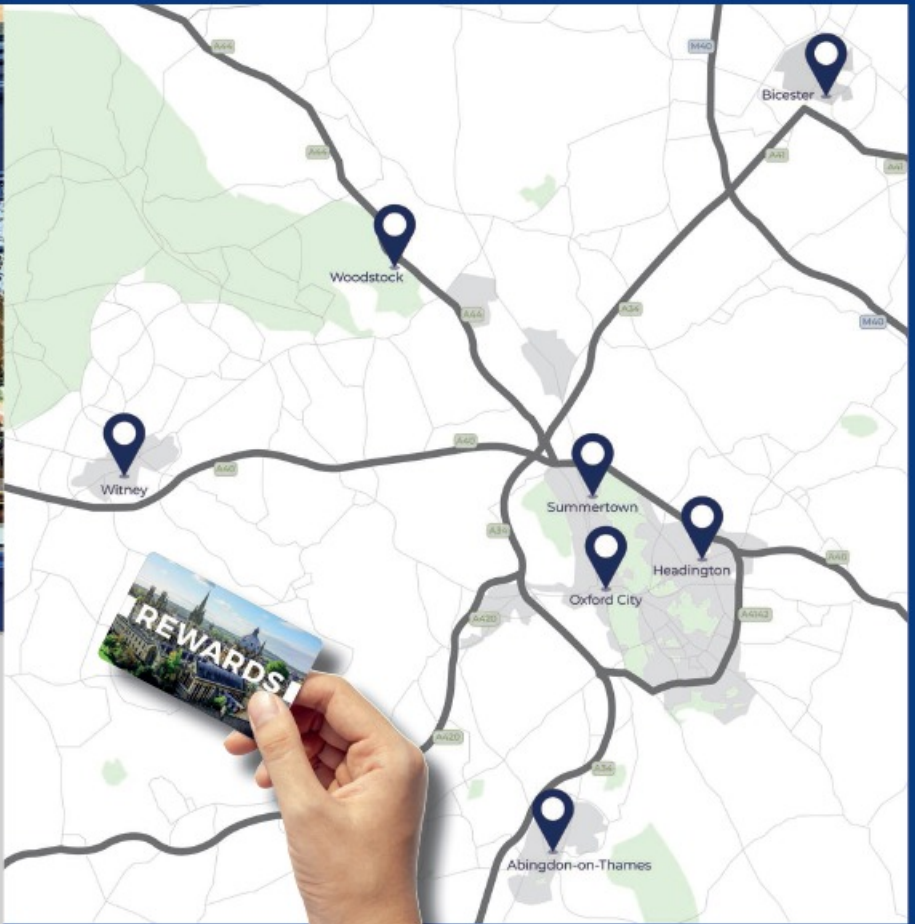
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