

# FRED BARRETT & SON

OFFICE NO.2 – THE BARN, DEETHE FARM, CRANFIELD ROAD,  
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## FREEHOLD PUBLIC HOUSE FOR SALE

THE 'ROBIN HOOD' P.H. ,  
BUFFLER'S HOLT  
BUCKINGHAM  
MK18 5DN.

***REDUCED PRICE: £570,000***  
**plus s.a.v.**



### KEY HIGHLIGHTS:

- Main road location
- Affluent area
- Close to Silverstone circuit
- Excellent trading history
- Generous and well-presented living quarters
- Large car park
- Three distinct trading areas

**FRED BARRETT AND SON** are delighted to offer for sale the **FREEHOLD** of The ‘Robin Hood’ P.H., Buffler’s Holt. The ‘Robin Hood’ enjoys an excellent reputation with locals for the quality of its food; attracting trade from Buckingham, Brackley and the surrounding villages. There is additional trade from nearby Silverstone circuit and the National Trust Stowe Garden

**TRADE INFORMATION:**

We have been provided with audited Accounts, which confirm the following:-

	<b><u>APRIL 2017</u></b>	<b><u>APRIL 2018</u></b>
<b><u>Turnover</u></b>	£341,668	£340,590

Fully audited Accounts are available for inspection on request to seriously interested parties.

**INTERNAL TRADING AREAS:**

‘Front’ bar - with feature fireplace, beamed ceiling and traditional quarry tiled flooring

Main Bar – approximately 35 covers, traditional furniture, beamed ceiling etc.,



Restaurant – Approximately 25 covers, feature “vaulted” ceiling, access to ladies and gents toilets, traditional furniture



Servery – Fitted with 8 ‘real ale’ hand pumps, ‘EPOS’ till system, glasswasher etc.

Catering Kitchen – is well equipped and benefits from an extraction canopy, dishwasher, commercial cooking range, convection oven etc. There is also a store room off housing microwaves, fridges, etc.

**EXTERNAL TRADING AREAS:**

There is a car park with room for approximately 25/30 cars, an attractive and well-kept patio area with ‘picnic’ tables and a separate enclosed beer garden with good sized smoking shelter.



**PRIVATE ACCOMMODATION:**

Briefly comprises – two double bedrooms, lounge, private kitchen and bathroom.

**VIEWINGS:**

All viewings are strictly via **FRED BARRETT AND SON**. Please ring (01908) 281542 to make an appointment – PLEASE DO NOT APPROACH THE CURRENT LICENSEE

**IMPORTANT NOTICE:**

Please note that whilst every care has been taken in preparing these details, much of the information has been obtained from the Landlord or third-party sources. All statements as to fact or opinion should be checked by the Purchaser.

Whilst every endeavour has been made to ensure that the particulars given are correct, their accuracy cannot be guaranteed.

These details do not constitute an Offer, Contract or Warranty. All particulars are subject to your verification and accuracy cannot be guaranteed. Details are issued on the strict understanding that all negotiations regarding this property are conducted through FRED BARRETT AND SON who will then deal with all matters appertaining to the Change.