



**For Sale By Leading National Licensed  
Property Agents Guy Simmonds**

A delightful "free of tie" inn with stunning views of rolling countryside has been brought to the market by Leading National Licensed Property Agent Guy Simmonds :-

The Black Boy, Oving, Buckinghamshire

This outstanding business is located in the much sought-after affluent village of

Oving, in the highly desirable county of Buckinghamshire. The commuter town of Aylesbury only a few miles away is vibrant with many national retail outlets, corporate restaurant & pub operators and multiple & single licensed traders.

This tremendous business has a Public Bar/Dining area with a traditional & characterful feel with a lovely inviting ambience (circa 30), and original wood burning fireplace & exposed beams. It also boasts a well presented restaurant area (circa 50 covers), fully carpeted and quality fixtures & fittings. There is a stunning garden & patio area with spectacular views, picnic tables & canopies (circa 200).

To complete the property there is a spacious lower ground floor cellar and 3 bedroom living accommodation.

Dario Galoppi, National Senior Valuer of Guy Simmonds said 'this is a truly stunning inn set in a very affluent and highly desirable village and a fantastic opportunity to purchase a "Free of Tie" lease.

Asking Price:	£89,000
Tenure:	Leasehold, approximately 27 years remaining
Landlord:	Free of Tie
Rent:	£45,000 per annum, including building insurance
Advised turnover:	circa £356,000 (incl. vat) per annum
Trade split:	60% food 40% wet
Sales Agent:	Guy Simmonds



**Please phone 01332  
865112 for more details**