



# BLADON COMMUNITY PUB

*A pub for the community, run by the community*

## **Superb tenancy opportunity in an Oxfordshire community-owned pub.**

### **Location**

The [White House](#) has been at the heart of the village of Bladon since the 17<sup>th</sup> Century. It is the last remaining pub in the village, which has a population of about 1,000. Bladon is 10 miles North of Oxford on the edge of the [Blenheim Place estate](#) – there's a delightful walk from Bladon through the estate to Woodstock. The White House is convenient for visiting Blenheim Place, Oxford, Bicester Village (10 miles), Stratford (30 miles), and the Cotswolds. There are two railway stations nearby, Hanborough (1 mile) and Oxford Parkway (6 miles) with regular trains to Oxford and London.

Over 500 visitors a week visit the grave of Sir Winston Churchill in Bladon's churchyard. The White House is said to be where he learned to drink. The community pub has benefited greatly from the support of Blenheim. They are developing luxurious chalet holiday accommodation in Bladon for visitors who would be expected to frequent the White House.

### **Our vision for the pub**

The White House is freehold and owned by the [Bladon Community Benefit Society \(BCBS\)](#). The Society bought the White House in July 2020 to make it 'more than a pub'. We are looking to appoint a tenant who can continue to do that and offer a warm, welcoming and friendly atmosphere. The White House has become a centre for the community with cribbage on Mondays, a pub quiz on Wednesday evening, coffee mornings on Thursdays and live music events periodically. We are keen to continue this and develop even more local activities e.g. local history and literary talks, lunch clubs, sports club activities such as running, walking and cycling meets which start and end at the pub.

The White House has already established a reputation for great food at reasonable prices (winning the AA Rosette award for culinary excellence in 2021), serving varied real ales, and special events like a five-course dinner with fine wines introduced by a sommelier. At the 2022 [Oxinabox awards for Oxfordshire's hospitality industry](#) (hosted by its founder Katherine MacAlister, Raymond Blanc OBE and Masterchef's India Fisher) the White House was presented with the award for Best Newcomer 2020.

There are opportunities both for food of high quality at reasonable prices using locally-sourced fresh ingredients, and simple good food for young families.

### **Business facilities**

The White House has a single bar; a snug area with a fireplace and log burner; and restaurant with 60 covers. The trade kitchen comprises of stainless steel units and extractor fans. There is a separate area for dry food storage, and an external walk-in refrigerated room. The well-tended garden and terraces have tables for 50 covers. The carpark has 20 spaces. The pub offers WiFi. The current average monthly net turnover can be shared with interested parties.

**Accommodation**

Although Bladon is a desirable location and as such property is expensive to rent or buy, that need not trouble the tenant, who would be provided with private accommodation, which is suitable for a couple or small family. There are two bedrooms, a box room, a domestic kitchen, lounge, bathroom and private garden.

**The Tenancy Agreement**

Our Tenancy agreement is for 3 years initially. The Tenant will have full responsibility for running and marketing the business as a Free House pub. BCBS is responsible for the maintenance of the estate and representing the interests of our shareholders. The Management Committee will assist as far as possible with ensuring the pub offers agreed community services and will help with promotion of the pub as required.

The Tenant will have monthly meetings with the BCBS liaison sub-committee to jointly review the progress of the business and highlight any maintenance issues. The Tenant will produce monthly management accounts in advance of these meetings.

The agreement requires the Tenant to pay rent, insurance and business rates on the pub; pay three months' rent in advance as a security deposit, buy its fixtures and fittings, pay council tax on the accommodation, and pay an agreed monthly share of profits to BCBS.

**More information**

Additional information about BCBS can be found on our website <https://bladoncommunitypub.org/>

If you would like more specific information, or if there is anything you are not clear about, please email us at [bladoncommunitypub@gmail.com](mailto:bladoncommunitypub@gmail.com)

**How to apply**

1. Send your completed application form and your CV to [bladoncommunitypub@gmail.com](mailto:bladoncommunitypub@gmail.com)
2. Our website <https://bladoncommunitypub.org/tenancy> is where you can register your interest and download the Application Form. Or simply email [bladoncommunitypub@gmail.com](mailto:bladoncommunitypub@gmail.com)
3. When we've received your completed form, we'll aim to get in touch with you within 7 working days.