



CROWN, COLKIRK

COLKIRK, NR21 7AA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Crown is an attractive and traditional pub located in the picturesque village of Colkirk in North Norfolk. Situated just 3 miles north of the market town of Fakenham, Colkirk has a small population of around 600, but within a 10-minute drive, the surrounding area's population expands to over 12,000. This idyllic village, nestled in the beautiful Norfolk countryside, is a favoured destination for walkers and cyclists, making The Crown a potential hub for both locals and visitors exploring the area. Colkirk boasts a rich history, reflected in its historic landmarks such as the Grade II-listed St. Mary's Church. At the heart of the village is the charming village green, a popular spot for community events and gatherings, drawing both residents and visitors alike. The strong sense of community is a hallmark of Colkirk, with residents active in various community groups and clubs. This vibrant community life adds to Colkirk's appeal as both a great place to live and visit, making The Crown ideally placed to serve as a social and cultural hub for the village, offering quality hospitality to both residents and the influx of countryside tourists.

Pub Layout

The Crown pub offers a warm and inviting main bar, which branches into two distinct areas for different types of customers. On the left is a cosy designated dining area with seating for 18, though it has the potential to increase to 28 with additional furniture, providing a more robust dining option. On the right, you'll find a space more focused on drinks, currently accommodating around 30 guests. With extra tables and chairs, this space could easily be expanded to serve more guests, enhancing both the drinking and dining experience. One of the pub's key features is the quaint courtyard accessible from the dining area, a perfect sun trap where visitors can relax outdoors. Additionally, the property benefits from a large car park and an expansive area that could be revitalized into a spacious beer garden, offering even more outdoor seating potential. The kitchen, located conveniently behind the dining area, is well-equipped with a combination of electric and LPG gas appliances, providing a solid foundation for expanding the food offerings. Overall, The Crown presents ample opportunities to maximize its spaces, both indoors and outdoors, to cater to a diverse clientele in the charming village of Colkirk.

TRADING STYLE

The Crown currently operates on variable hours, mainly in the evenings and only part of the week. While the pub does offer food, it has not been heavily promoted, presenting a clear opportunity to grow awareness and increase footfall. By expanding the operating hours and actively marketing the food offering, the pub could significantly broaden its appeal to both locals and visitors. Additionally, The Crown would benefit from a stronger social media presence, which could be used to engage the community and attract new customers. Creating a regular calendar of events and activities, such as quiz nights, live music, or community gatherings, could further enhance its role as a vibrant village hub. Promoting these events both in the pub and online would build a sense of excitement and consistency, encouraging repeat visits and strengthening The Crown's reputation as a great local pub in Colkirk.

ACCOMMODATION

Private Accommodation

The private accommodation, above the pub, is in good order and comprises 4 double bedrooms, lounge and bathroom. There is presently no domestic kitchen in the accommodation but plenty of room to create one.



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Kitchen



Car Park



Beer Garden

FINANCIAL

Annual Rent: £14,000
Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater
Working Capital: £1,000
Stock: £3,000
Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

The Crown has tremendous potential to become a thriving hub for both the village of Colkirk and the surrounding areas. It needs a licensee who can bring consistency and actively promote everything the pub has to offer. With its cosy interiors and versatile spaces, the pub could drive more foot traffic by hosting a variety of regular events and activities, from food promotions and pub games to community and charity events. These initiatives would foster deeper connections with the locals while also attracting visitors from nearby towns. While the pub is already in good condition, there is room for enhancement. For the right tenant, the option to install a kitchen in the private quarters offers additional flexibility. Moreover, the beer garden, currently out of use, presents a prime opportunity to create an inviting outdoor space that could significantly boost the pub’s appeal, especially during the warmer months. By revitalizing the garden and promoting the pub’s features across all channels, the right licensee could firmly establish The Crown at the heart of Colkirk’s community.



Community Local



Food Preparation Area



Open Fire



3+ Private Bedrooms



Cask Ale



Kitchen



Car Park



Beer Garden