



admiral
T A V E R N S

External / Front Elevation



CROWN, FORDHAM

FORDHAM, CB7 5NJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£19,950

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Fordham is a pretty, rural village located 4 miles north of Newmarket and 1 mile south of Soham with approx. 2300 residents within one mile radius. The River Snail passes through the village, and there are regular buses to Ely, Newmarket and Cambridge. Kennett and Newmarket are the nearest train stations, both around 4 miles away giving easy access to the nearby main cities as well as links towards the capital. The Crown is located close to all amenities in the village, being sited near to the village green opposite the beautiful village church, and next to a popular junior school.

Pub Layout

Having recently commenced a full refurbishment of the site following an unfortunate fire in 2023, the Crown, Fordham will have a brand new exciting and vibrant feel to it. With two perfectly zoned trade spaces spread out over three well laid out areas, the pub will feature a brand new bar, a fabulous new kitchen, beautiful wash facilities and an exceptional outside space, the Crown really could be an exciting opportunity for someone to set up their new business. The more formal seating area with it's large open fire place, is designated for drinking and dining, and will be adorned with traditional tables and comfortable chairs to wile away the hours chatting and socialising with friends. The bar area and sports zone will house more high level seating and a pool table and darts board for those wishing to enjoy the less formal arrangement of games and chatter. An eclectic mix of soft furnishings and contemporary décor will give the Crown a very modern feel with a traditional pub twist, making it a welcoming and cosy family and community hub alongside a functional and efficient business and all round excellent hospitality experience. Outside you will see a fantastic covered pergola dining area over the patio space with plenty of festoon lighting, followed by a large open garden with ample amounts of picnic benches and children's play space to enjoy drinks 'al fresco'. A car park for around 15 cars supports the pub and an external beer store provides easy access to an additional storage outbuilding.

TRADING STYLE

The Crown has previously been known in the area for its alternative cuisine, however, the future of the site will lie firmly as a family friendly, community pub with traditional drinks and food offers. This is where the pub sat historically and we feel as though the need for an outstanding investment alongside a great new licensee will see the pub being brough back to it's roots. Pub games, quiz nights, barbecues and pool teams have always been a firm favourite of the Crown in years gone by and the local area will benefit greatly from having a quality village hub, available and ready to welcome them in throughout the week.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, a lounge, a kitchen and a bathroom and will be reinstated as part of the refurbishment.

FINANCIAL

Annual Rent: £32,000

Security Deposit: £6,000

Working Capital: £3,950

Stock: £10,000

Business Rates: £Nil. Based on the April 2023 rating list, the Nil 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. Please note, this only applies to pubs marked with an Asterix *.

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

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Community
Local



Food
Preparation
Area



Open Fire



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park

BDM VISION

Admiral Taverns are looking for an exceptional and experienced person or couple to take the Crown to the higher levels of hospitality. Outstanding customer service, impeccably high standards and superior service levels are really the qualities that the Crown deserves, now that it is being brought back to life. The new licensees will endeavour to create beautiful ambience and atmosphere to enhance the customers experience, whilst ensuring that well trained staff are attentive and professional. Families need to be a key focus of the Crown and consistent activities throughout the week will ensure an inviting attraction for a variety of different customers, all whilst promoting a varied and adaptable drinks offer and a superb food venue. Summer family events and festivals will utilise the amazing outside space and the potential for a small children's play area would also emphasise the 'one pub for all' inclusion that this site will offer. A keen eye for marketing and an excellent knowledge of social media will increase the potential that this site has to offer by encouraging curiosity for new customers, as well as engaging returning local custom and furthering the reach to other local villages and beyond.



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