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TAVERNS



REFURBISHMENT PLANNED

CROWN INN, BURTON-UPON-TRENT

YOXALL, DE13 8NQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Fantastic location
- Great reputation for food and drink
- Opportunity for growth

YOUR INVESTMENT:
£10,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Crown Inn is a distinguished, detached property that has recently undergone refurbishment, located in the charming rural village of Yoxall. Positioned between Burton upon Trent and Lichfield, the village has easy access to major transport routes including the M42, A38, and M6. Additionally, train stations in Burton upon Trent and Lichfield provide convenient rail options for the area.
The village itself has a population of just over 1,600 within a one-mile radius, expanding to over 11,000 within five miles, with a diverse mix of age groups. Local amenities include schools, a church, recreational fields, and Yoxall Rangers Football Club, along with a selection of local shops and businesses, creating a vibrant and supportive community environment.

Pub Layout
The Crown Inn features two internal trading areas, each with its own bar, alongside a spacious, fully equipped catering kitchen. Following the refurbishment, the interior now exudes warmth and character. Near the main entrance, there is a small conservatory that opens onto a well-maintained outdoor space, including a mix of grassed and paved areas. Inside, the pub is decorated to a high standard, combining carpeted and tiled flooring. It offers a variety of seating options, from cosy nooks with armchairs and sofas to modern dining furniture, creating a welcoming atmosphere. Outside, a purpose-designed stretch tent complements the beer garden, offering ample seating ideal for both dining and drinking, making it a versatile space for all seasons.

TRADING STYLE

The Crown Inn currently operates with a revenue split of 75% food and 25% wet sales, complemented by some entertainment and pub activities. There is potential to further develop the already strong food offering, supported by the spacious kitchen facilities and a walk-in storage area, which provide ample capacity for growth. Alongside this, expanding on the wet drinks offer. With an already excellent selection of beers, wines, and spirits in place, the pub's inviting external areas provide an opportunity to further enhance this offering. With the right approach and tailored promotions, this aspect of the business could grow considerably.

ACCOMODATION

Private Accommodation
The private accommodation consists of three bedrooms, a lounge, bathroom, kitchen, dining room and office.

FINANCIAL

Annual Rent: £26,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,500
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.

3+ Private Bedrooms | Beer Garden | Car Park | Kitchen | Food Preparation Area | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

This pub is exceptionally well-presented, reflecting the dedication and effort of the current operator, who has successfully established it as a must-visit destination—an achievement clearly reflected in its glowing reviews. We are seeking an experienced licensee with the vision and expertise to elevate this pub to the next level. The ideal candidate will build on its strong reputation while broadening its appeal to attract a wider range of customers, enhancing both the wet and dry sides of the business.


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