



ROSE & CROWN, SOUTH SHIELDS

SOUTH SHIELDS, NE34 7RQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Rose & Crown in South Shields enjoys a prime location in this coastal town in Tyne & Wear, situated on the south bank of the mouth of the River Tyne. Positioned on the corner of a main road and surrounded by local shops, the pub is easily accessible and benefits from excellent visibility to passing pedestrians and motorists. The abundance of chimney pots in the area suggests a dense residential population nearby, contributing to a steady stream of local patrons frequenting the pub. Additionally, the Rose & Crown's location on a busy main road leading to the coast ensures a constant flow of passing trade, particularly during peak tourist seasons. South Shields is accessible via major roadways such as the A1018 and the A194 and with regular metro and bus routes, this ensures that the convenient location of the Rose & Crown is easily accessible.

Pub Layout

Upon entrance from the car park is the main bar area. The bar is a prominent fixture central to the room offering a premium array of products. To the left of the bar there is a small raised area adorned with a mixed and loose seating and two darts board. The main bar area is a mixture of high and low tables both with loose seating, walls adorned with TV's for televised sports and a pool table creating the social hub of the pub. To the right of the bar there is a separate function room with small bar and dance floor area. With a selection of fixed and loose seating and a small snug area, this can host events and meetings for approximately 50/60 people. There is a small paved area in front of the pub with fixed wooden benches used for a small outside drinking area. The pub is surrounded by a substantial car park with parking for approximately 25/30 cars.

TRADING STYLE

The Rose & Crown is currently a wet let community local pub with the focus on drinks promotions. Team sports such as darts and pool and televised sporting events are a constant rhythm of the week. The pub should be the hub of the community, catering for a wide range of clientele who are accommodated through a strong entertainment schedule. There is a kitchen area which can be used to introduce a food offering which could enhance buffets etc for meetings/events and small menu using the function room as a lounge /dining area too.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and can be accessed via a separate entrance. It comprises of a living room, three bedrooms, kitchen/diner and a bathroom with separate shower and bath.

FINANCIAL

Annual Rent: £23,500

Security Deposit: Initial deposit of £3,500 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £4,000

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.



Sports Driven



Community Local



Function Room



Live Music



Kitchen



Sports Teams



Car Park

BDM VISION

Admiral Taverns are looking for an experienced licensee who possess a diverse skill set and a passion for hospitality. An individual or couple who can effectively manage multiple aspects of the business, including food operations, function facilities, and the wet side of the business. A strong understanding of the local area and its demographics, coupled with the creativity and vision to implement new ideas and attract customers from further afield alongside a strong marketing plan aimed at promoting the pub's offerings and attracting a diverse customer base. This may include traditional advertising methods as well as digital marketing and social media platforms. Also someone who is willing to embed themselves into the local community and becoming an integral part of it. This involves building strong relationships with residents, participating in local events and initiatives, and creating a welcoming environment.



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