



ROYAL OAK, KINGS BROMLEY

KING'S BROMLEY, DE13 7HZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£19,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Royal Oak is situated in the village of King's Bromley, which has a population of around 1,000 residents and is considered an affluent area. Being around 5 miles from Lichfield, 12 miles from Burton Upon Trent, and 15 miles from Uttoxeter, the pub has easy access to both the A38 and A50 roads. As the only pub in the village, it presents great opportunity to be the centre of the community, as well as attracting people from further afield with a strong food offer.

Pub Layout

Entry to the pub is gained via the front door. Upon entry, you are greeted by an open plan bar area with various loose seating and high stools, with the bar servery straight ahead. This area has high ceilings with beams adding character and class to the dining experience. From the main bar area, you can enter a separate area of the pub, with a raised platform currently used for pool and darts, complete with a log burner for those cosy winter nights. The pub has a good sized and well equipped kitchen located on the ground floor of the pub. Externally, and to the rear, there is a patio area and large garden area with a newly erected stretch tent and purpose built external bar.

TRADING STYLE

The Royal Oak is a local community pub with potential to be a destination food pub. This pub thrives being the only pub in the village, and gains footfall from televised sport.

It currently offers a wide range of cask ales and can offer entertainment, such as live bands and music evenings. There is currently a good food offer in place which could be developed further, particularly during the day and this should be a big focus point to drive the pub forward.

Admiral Taverns are looking for licensee with a passion for cask ale and strong food skills. Equally important, is being involved with village life and really engaging with the community. Focus and ambition are needed to continue to develop the Royal Oak into the great community pub it can really be.

ACCOMMODATION

Private Accommodation

The private accommodation is of a good size and condition, consisting of three bedrooms, living room/lounge and domestic bathroom and kitchen.



Sports Driven



Community
Local



Cask Ale



Live Music



Kitchen



Sports Teams



Beer Garden

FINANCIAL

Annual Rent: £32,000

Security Deposit: £8,000

Working Capital: £5,000

Stock: £6,000

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

Admiral Taverns are looking for an experienced licensee who can maintain and develop the already excellent offer at The Royal Oak. The success of the pub will rely heavily on it's reputation for good food. There is an opportunity to realise further potential from the pub, whilst building on the already solid foundations built by the current operator.



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