admiral
TAVERNS



ANTELOPE INN, WARWICK

WARWICK, CV34 4TU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Antelope is located in Packmores, Warwick; a market town in the county town of Warwickshire lying south of Coventry and just west of Leamington Spa. The pub sits prominently on the busy A425 leading into Warwick town centre with attractions such as Warwick Castle, Priory Park and an array of high brand shopping outlets. The town has excellent transport links to the A46 and M40 within a five minutes drive connecting Birmingham to London.

Pub Layout

On entrance to the pub, guests are greeted by a main bar with open views to all trading areas. To the left is the bar lounge, offering comfortable seating, a small dining area, and televised sports to keep customers entertained. To the right is a darts oche, with a mix of fixed and loose seating throughout. A commercial kitchen is located behind the bar, and a lobby through the sports area leads to the toilets, with an external exit onto a spacious courtyard featuring benches and a well-constructed smoking shelter. Externally, there is also a private car park accommodating approximately eight vehicles.

TRADING STYLE

The Antelope primarily operates as a drinks-led community pub with a strong sports offering. A light bites menu is available, but there is clear potential to grow daytime trade and increase overall revenue. Sports are central to the offer, with darts and live televised matches via Sky Sports. The pub maintains a strong entertainment programme, including darts, dominoes, bingo, and football.

ACCOMODATION

Private Accommodation

The private accommodation consists of two double bedrooms, a bathroom and a lounge. There is no private kitchen in the accommodation.

FINANCIAL

Weekly Rent:£480.77
Estimated Annual Turnover*: £293,960
Security Deposit: £6,250
Working Capital: £4,000
Stock: £3,000
Zero Business Rates* – Based on the draft rating list for April 2026, 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 'Additional Info' tab.

BDM VISION

The ideal licensee will have experience running community pubs on busy housing estates and be able to easily transition into the pub, maintaining a strong relationship with the existing loyal customer base. The current licensee has already established a strong reputation and following, providing a solid foundation for the new licensee to grow and further develop the offer. With the right licensee and vision, Admiral

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Live Music | Sports Teams

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

admiraltaverns admiral_taverns