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TAVERNS



CROWN INN, BURTON-UPON-TRENT

YOXALL, DE13 8NQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Crown Inn is a distinguished, detached property that has 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. Parking for 15 cars to the side of the pub.
With a proactive and enthusiastic tenant we have potential opportunity to invest in a refurbishment in the future.
The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.

TRADING STYLE

The Crown Inn operates with a good food offer representing circa 40% of weekly 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

Weekly Rent: £355.77
Security Deposit: Initial deposit of £3,000 building up to £5,000
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
admiraltaverns admiral_taverns

BDM VISION

As one of only two pubs in the village, The Crown presents an exciting opportunity for an licensee to restore it to the heart of the local community. We are seeking a pro-active licensee with strong transferable skills who can build on the pub's potential and re-establish it as a thriving destination for both local residents and visitors.
A simple, high-quality food offer is expected to account for around 30% of sales, complemented by a strong wet trade. The successful licensee will be confident in using social media to raise the pub's profile, engage with customers, and attract visitors from the surrounding area. Community-focused events, regular activities, and a genuine commitment to supporting local groups and initiatives will be key to ensuring The Crown once again becomes the social hub of the village.


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