admiral
TAVERNS



CROWN INN, NEATH

NEATH, SA11 2AX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Crown Inn is located in a busy suburb of Briton Ferry on the outskirts of Port Talbot just of the M4. Neath is a market town and community situated in the Neath Port Talbot County Borough. The town has a population of circa 50,658. Historically in Glamorgan, the town is located on the River Neath, seven miles east-northeast of Swansea. The pub is surrounded by residential housing and a small number of independent retail outlets.

Pub Layout

The pub sits just off the main road and has a small car park to the front of the pub. There is a large garden to the rear of the pub which attracts a lot of customers during the summer months. There is one large lounge to the left and then further to the left is a smaller pool room which currently houses the pool table. To the right hand side as you enter and in front of the bar is another smaller lounge area. There is a balance of mixed and loose seating breaking up the large lounge into smaller cosier areas.

TRADING STYLE

The pub trades as a drinks focused business and the bar has a good array of products however a new licensee may wish to upgrade the offering and explore a stronger range of products including premium gins and beers. Weekly entertainment consists of a quiz night and live music at the weekend which is popular with locals.

ACCOMODATION

Private Accommodation
The private accommodation consist of three bedrooms, sitting room, bathroom and kitchen.

FINANCIAL

Weekly Rent: £235.58
Estimated Annual Turnover*: £282,310
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £1,000
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 goal for this pub is to entice a licensee equipped with a well-planned marketing strategy to maximize its potential. This involves capitalizing on the expansive rear garden by hosting a variety of events and functions during the summer season. These events could include music performances, beer festivals, gin tastings, and more.

3+ Private Bedrooms | Beer Garden | Car Park | Live Music | Open Fire | Sports Teams

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