



## 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 off 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.

### ACCOMMODATION

#### Private Accommodation

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

### FINANCIAL

**Annual Rent:** £15,500

**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.



Open Fire



3+ Private  
Bedrooms



Live Music



Sports Teams



Car Park



Beer Garden