admiral
TAVERNS

EAGLE, MILTON KEYNES

EAGLESTONE, MK6 5BZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,875

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Eagle pub is located at in the Eaglestone area of Milton Keynes, Buckinghamshire. It sits in the heart of the Eaglestone residential estate, close to the local shops and community facilities, and is within easy walking distance of the Eaglestone local shopping centre. The pub is situated in a convenient neighbourhood location, not far from Milton Keynes University Hospital and within reasonable reach of Central Milton Keynes. Eaglestone itself is a well-established residential district, bordered by major Milton Keynes grid roads, which makes the pub easy to access for both local residents and visitors. Eaglestone had about 8,780 residents living in around 3,177 households at the 2021 census, with a relatively high population density compared with many other parts of Milton Keynes. Household types vary widely from private renters and homeowners to those in social housing, and the broader area features a mix of age groups and family structures typical of an urban estate setting. Employment and travel-to-work patterns also reflect diverse lifestyles, with many residents working locally or within a few kilometres of home, and a noteworthy number working from home. Overall, Eaglestone's demographic makeup is more mixed in terms of age, background and ethnicity than the UK average, giving the neighbourhood a distinctly multicultural character. The area is well-served by public transport with multiple bus stops within a few minutes' walk from the pub connecting Eaglestone to Central Milton Keynes, Bletchley, Wolverton, Aylesbury, Luton Airport and beyond. For rail travel, the nearest main train station is Fenny Stratford, served by West Midlands Railway which is typically around a 10–15 minute walk from Eaglestone.

Pub Layout

Internally, The Eagle pub has a traditional, functional layout designed around socialising and watching sport. Entry is typically into a main bar area, which forms the central hub of the pub, with the bar counter positioned to one side and clear sightlines across the room. Seating is a mix of fixed booths around the walls, tables and chairs, and some higher stools near the bar, allowing for both small groups and larger gatherings. Multiple television screens are mounted around the space so they are visible from most seating areas, reinforcing the sports-bar atmosphere.

TRADING STYLE

The Eagle generally trades as a community-focused estate pub and sports bar with a lively, welcoming vibe, especially during key times and events. Most locals and visitors describe it as a friendly, social spot that's particularly busy around live sports — people often go there to watch Premier League football, rugby or other big games on its multiple large screens and projectors, which helps create a good atmosphere on match days. On quieter weekday afternoons it can be fairly relaxed and not too busy, with a steady flow of regulars catching up over drinks, playing darts, pool or snooker. Evenings and weekends tend to see more trade, especially when there are special events like karaoke nights, quizzes or live music, which are well-reviewed and draw in crowds from the local neighbourhood. Overall it's regarded as a good old-school pub with a sports bar feel, appreciated for its friendly staff, relaxed atmosphere and decent drink selection, with peak trading around sports fixtures and social events.

ACCOMODATION

Private Accommodation
The private accommodation consists of 3 good-sized double bedrooms, a bathroom, laundry room, large living room and well equipped kitchen which are all in good order.

3+ Private Bedrooms
Beer Garden
Car Park
Cask Ale
Children Play Area
Function Room
Food Preparation Area
Live Music

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FINANCIAL

Weekly Rent: £480.77
Estimated Annual Turnover*: £334,792
Security Deposit: £5,875 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £4,000
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

A fresh and dynamic licensee at The Eagle could build on what it already does well, which is being a community-led sports bar, while broadening its appeal and improving consistency of trade across the week. At its core, the pub's vision could be to become the social hub of Eaglestone: a safe, welcoming place where local residents of all ages feel comfortable meeting, watching sport, and taking part in community life. Sport would remain central, positioning The Eagle as the place locally to watch live football, boxing and major tournaments, with reliable coverage, good sound, and a lively but friendly atmosphere. To strengthen daytime and mid-week trade, the vision could include a shift toward being a casual, all-day community venue, offering small affordable food options (such as pizzas or pop-ups), coffee and soft drinks during the day, and space for informal meetings, remote working or local groups. This would help attract shift workers from nearby employers, and older residents earlier in the day. In the evenings, the pub could lean into entertainment-led trading: regular quizzes, karaoke, themed sports nights, live music and private hire for birthdays or community events. Clear weekly programming would help customers know exactly what's on and build habits rather than relying only on big matches. Overall, the retail vision would be to evolve The Eagle from a "good local sports pub" into a multi-purpose neighbourhood venue, rooted in sport, driven by events, affordable and inclusive and one that reflects the diversity of Eaglestone and trades successfully throughout the day and week, not just at peak times.

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