



GREEN DRAGON, NEATH

NEATH, SA10 8AU

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Description

We're thrilled to welcome The Green Dragon, Neath, to the Proper Pubs family! With an investment of £353,000, we're ready to enhance this traditional village pub while keeping its warm, welcoming charm. Situated in the heart of Cadoxton, on Church Road, The Green Dragon is a classic Welsh pub, the surrounding area blends residential streets with local shops and parks, giving it a friendly, community feel. Transport links are excellent, with buses nearby, Neath railway station just over a mile away, and easy access to the M4 and A465 for visitors across South Wales. Sports fans are close to action at The Gnoll rugby and cricket ground.

Pub Layout

The Green Dragon is undergoing a full refurbishment, inside and out, to unlock its full potential and deliver the exceptional experience you'd expect from a Proper Pub. Once the improvements are complete, you'll step into a welcoming lounge area featuring a mix of fixed and loose seating, with TVs and the bar servery directly ahead. To the right, enjoy some friendly competition with a pool table and darts boards. Towards the rear, for those wishing to enjoy a more relaxed atmosphere, you will find a cosy snug area, offering additional seating and TV, and provides direct access to the spacious rear garden. Here, you'll find a paved area, with a covered section for shelter if required, an external TV, and charming festoon lighting, perfect for relaxing or socialising in any weather.

TRADING STYLE

The Green Dragon is currently closed and awaiting a new operator to bring it back to life. There is excellent potential to establish a vibrant weekend trade, with opportunities to show all major sports on well-positioned screens, including Sky Sports, as well as racing and golf coverage during the day. The pub has space for a pool table, which could be used to set up pool teams, generating additional revenue while fostering community engagement. A new operator could also build on the pub's strong offering with attractive promotions, a varied product range, and events to encourage repeat visits. The beer garden provides the perfect setting for summer activities, such as charity events, and community gatherings. Midweek events like quiz nights, bingo, and games nights could also be introduced, helping to establish the pub as a central hub for the local community. With our £353,000 investment as part of the Proper Pubs family, The Green Dragon has the potential to become a thriving and welcoming venue.

ACCOMMODATION

Private Accommodation

The private accommodation will be refurbished as part of the investment and consists of: three bedrooms, lounge, dining room, kitchen and bathroom.



3+ Private
Bedrooms



Beer Garden



Car Park



Live Music

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover (Net): £387,000

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock, public liability and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **STRIVE- The Proper Pubs way.** Held online over one day, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Terrie Spratt, Business Development Manager, is looking for an operator who shares her passion for creating friendly, community-focused pubs where locals feel at home and every visit is enjoyable. The Green Dragon offers a fantastic opportunity for someone hands on and proactive, ready to unlock the pub's potential while building a welcoming and inclusive environment. The ideal operator will be a people person, with strong team leadership skills and experience running events, promotions, and trading initiatives that bring the community together. You must value creativity and bring fresh ideas, whether that's through, drinks, live music, or fun community events that get people talking. The new operator should also be resilient, commercially aware, and confident in managing staff and day-to-day operations, ensuring the pub delivers consistently high standards while becoming a real hub for the community.



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