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TAVERNS



KINGS OAK, BIRMINGHAM

BIRMINGHAM, B38 8XH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Kings Oak sits at the end of a row of shops built together in the 1960S in the middle of the Northfield estate in Kings Norton Birmingham, at one end of West Heath Park. The surrounding estate which is a mix of rented and privately owned houses has a population of 30k within a mile radius with the Kings Oak sitting in the very centre unlike the other pubs that are dotted around the outside edges.

Pub Layout

An entrance lobby leads into the first of two separate trading rooms which is the lounge, laid out with upholstered fixed seating and a mixture of individual high and low wooden tables with stools. Seating for approx. 60 people. The lounge has a one bar servery to one end and an AWP machine and Juke Box to the other. At present this is the most popular trading room as it is the first one as you enter the building. A short, wide glazed hall leads through to the bar which is the same size as the lounge but with more original features. A hard tiled floor and leather high backed fixed seating around half of the room gives it a fantastic drinking sports bar feel. It has a pool table, darts run and an AWP. To one end is a bar servery that is accessed from the adjacent one in the lounge. Both rooms have access to the same male and female toilets between the two rooms. Outside there is no seating area and no customer car park, however ample parking is available in front of the shops next door.

TRADING STYLE

The current trade is 100% wet with no trade kitchen, however some handheld food, rolls and snacks could be a decent addition or encouraging customers to order in take away food. The pub has pool and darts facilities but currently no teams, this should be encouraged going forward along with live entertainment and occasional disco and karaoke nights as it has now. The bar is currently also let out at weekends as a function room and lends itself well to private hire for all occasions, it's a good size, ground floor, own bar servery and toilets.

ACCOMODATION

Private Accommodation

Consists of three bedrooms, lounge, kitchen, bathroom and toilet.

FINANCIAL

Weekly Rent:£230.77
Estimated Annual Turnover*: £175,742
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £2,000
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
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

3+ Private Bedrooms
Function Room
Live Music
Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

The Kings Oak is a manageable in size, easy to operate pub so could be ok for someone new to the trade. This pub should be the heart of the community, fundraising, support for local people, great value and always something going on creating a reason to visit. Teams should be recruited and encouraged.


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