admiral
TAVERNS



NEW INN, BUCKINGHAM

BUCKINGHAM, MK18 1AF

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Located on Bridge Street in the heart of the historic market town of Buckingham, the New Inn sits close to the town centre and its mix of independent shops, cafés and local amenities. The building forms part of a traditional terrace and has long been a familiar feature within the local community, serving residents and visitors alike.
Perfectly positioned for both locals and tourists, the pub is just a short walk from University of Buckingham and within easy reach of popular attractions such as Stowe Gardens and Claydon House, drawing visitors to the area throughout the year. The pub benefits from strong transport links, with regular bus services connecting Buckingham to surrounding towns including Milton Keynes, Bicester and Aylesbury. Road access is also convenient, with the nearby A421 providing direct links to the wider region, making the New Inn an accessible and well-located pub at the heart of this thriving market town.

Pub Layout

The trade area consists of a one-room bar with a cosy snug located at the upper end, creating a more intimate space for guests to relax. The main bar servery sits at the heart of the room, acting as the focal point of the pub and serving customers throughout the open trading area. To the rear, a small trade kitchen supports a simple bar food offer, providing classic pub-style dishes to complement the drinks selection. At the back of the property, a fully enclosed courtyard offers an additional outdoor space for customers, ideal for socialising during the warmer months. The overall layout provides a welcoming and relaxed environment, with a mix of open social space and quieter corners for guests to enjoy.

TRADING STYLE

The New Inn is a wet led community pub with a welcoming atmosphere at the heart of Buckingham. Live music at weekends provides regular entertainment, helping to create a lively environment for locals and visitors alike. The bar offers a good range of beers, wines and spirits to suit a broad customer base. With competition pubs located in the town focusing on a value-led offer, the New Inn has the opportunity to differentiate itself by focusing on its community feel, quality drinks range and engaging events programme, giving people in Buckingham another great reason to visit and return.

ACCOMODATION

Private Accommodation

The private accommodation is split over two floors and consists of three bedrooms, kitchen, living room and bathroom all in good order.

FINANCIAL

Weekly Rent: £432.69
Stepped rent structure (introductory period): Weeks 1–12: £200 per week plus VAT
Estimated Annual Turnover*: £318,482
Security Deposit: Initial deposit of £2,000, building up to £5,625
Working Capital: £3,000
Stock: £2,500
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.

3+ Private Bedrooms
Beer Garden
Kitchen
Food Preparation Area
Live Music

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

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BDM VISION

Our vision is to build upon the pub's existing community foundations by establishing a strong rhythm of the week, enhancing the current entertainment offer and reintroducing a simple back bar food menu. There is also potential to introduce live sport to broaden the pub's appeal and increase footfall throughout the week.
This opportunity would suit a passionate and community-focused person or couple who can bring energy and personality to the business. A strong focus on local engagement, alongside effective use of social media marketing, will be key to promoting events, building awareness and encouraging repeat visits.


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