admiral
TAVERNS




# ROSE & CROWN, WARMINSTER

## WARMINSTER, BA12 9BZ

**AGREEMENT TYPE:**
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**
**£9,000**

CALL **01244 321 171** FOR MORE DETAILS

## DESCRIPTION

The Rose and Crown is a detached pub situated in the historic market town of Warminster in western Wiltshire between Salisbury and Bath. The pubs sits on the outskirts of the town centre and is located on a main thoroughfare, with regular bus services stopping just outside. Local housing surrounds the pub, making it a prominent feature within the community and a central hub for locals and visitors alike. The town has a strong sense of history, with a well-preserved town centre showcasing its market heritage.

**Pub Layout**

Access to the pub is granted via the front door, the well-stocked bar is on the right hand side upon entry and spreads across the length of the pub. The exposed brick and mixed flooring creates a cosy atmosphere within the pub. This is well balanced with a mixture of seating options to encourage casual drinking at the bar and seated drinking and dining. There is a function room situated upstairs in the pub, which has its own bar and can hold up to twenty people. This is perfect for private parties and community events. A small, but EHO compliant commercial kitchen is through the bar area and can be utilised to serve functions. The pool table is in a separate area and is located to the rear of the pub, in the perfect location to welcome in sports teams and continue trade as usual in busy periods. Also to the rear of the pub is an enclosed courtyard, which is perfect for drinking and dining on summer evenings.

## TRADING STYLE

The Rose and Crown is a predominantly drinks focused pub, with a variety of cask ale, lagers and spirits. With a small catering kitchen, the pub has the opportunity to introduce a food offering. The pub is a central hub for the surrounding residents, and they have a fantastic entertainment programme with weekly live music, which is popular with the local community. The currently underused function room is sizeable and can be utilised for parties and events. There is an opportunity to drive sports teams and to introduce Sky Sports and TNT at the pub. The enclosed outdoor courtyard is very popular in warmer months and encourages al fresco drinking and socialising.

## ACCOMODATION

**Private Accommodation**

The private accommodation is a separate cottage to the rear which has two bedrooms, separate living room, bathroom and kitchen.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Live Music | Sports Teams

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

admiraltaverns admiral_taverns

## FINANCIAL

**Weekly Rent:** £317.31
**Stepped rent structure (introductory period):** Weeks 1–6: £125per week plus VAT
**Estimated Annual Turnover*:** £231,880
**Security Deposit:** £5,000 or the equivalent of three months' rent, whichever is greater
**Working Capital:** £2,000
**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 'Additional Info' tab.**

## BDM VISION

The current licensee has built a strong foundation that any future operator will be able to maintain and build upon. We are looking for a great community pub operator who will embrace all aspects of running a drinks focused pub. A strong marketing plan is a must to invite the wider community into the pub, especially throughout off peak times in the mid-week. There is scope to broaden the offering in terms of mid week activity, such as quizzes, community events, sports and catering for functions within the community. There is a basic commercial kitchen, that will enable the introduction of a small food offering.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Live Music | Sports Teams

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