admiral
TAVERNS



ROYAL GEORGE, BARNINGHAM

BARNINGHAM, IP31 1DD

AGREEMENT TYPE:
SHORT TERM AGREEMENT

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Barningham is a beautiful West Suffolk village with a population of 996 (2021 Census Data), located approximately 11 miles north-east of Bury St Edmunds and 8 miles south-west of Thetford. The village has a reasonable range of facilities, including a shop, post office, primary school and leisure facilities. Barningham has good vehicular access to the main A143 (Suffolk Coast) and A1066 (Diss) via the B1111. The Royal George is a Grade II Listed, characterful, thatched building in centre of the village with many exposed beams & huge inglenook fireplace. The core of the building dates from the 15th century, with several subsequent extensions & alterations.

Pub Layout

Traditionally decorated throughout, the main bar has approximately 26 covers and leads conveniently into the sports bar area with separate servery. The restaurant area extends over two spaces with wooden partition beams for around 50 covers and is serviced by the good sized trade kitchen. There is a ground floor beer cellar and well kept ladies and gents facilities. Externally there are both front and rear gardens, which are laid to grass and host approximately 60 covers and a large car park for approximately 15 cars as well as a few sheds, handy for extra storage.

TRADING STYLE

The Royal George is a traditional pretty village pub with a daily food offer and a good mix of standard and premium drinks offers available. The garden is a big draw for customers in the summer months and the separate drinking areas offer a variety of seating for the diverse clientele.

ACCOMODATION

Private Accommodation

The private accommodation on the first floor is accessed internally and consists of 3 double bedrooms, lounge and bathroom.

FINANCIAL

Weekly Rent: £653.85
Estimated Annual Turnover*: £512,302
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
Business Rates: £Nil. 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.
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 | Car Park | Cask Ale | Function Room | Kitchen | Live Music | Open Fire

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

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BDM VISION

Admiral Taverns are looking for an enthusiastic and energetic individual or couple to take on the Royal George and really drive the business forward. They will need to re-establish the pub as the heart of the community and also entice those from surrounding villages by having a great reputation for good quality food, regular opening hours and fantastic customer service.
As this pub is also available to purchase, we are initially looking for a short term licensee for this site, however, should they potentially wish to stay longer term, this may be available for further discussion.


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