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TAVERNS

ROYAL OAK, COLCHESTER

EAST END, EAST BERGHOLT, CO7 6XA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Royal Oak, locally known as Dickies, is a traditional village pub situated in East End, just outside East Bergholt, within the picturesque Constable Country and close to the Suffolk and Essex border. The pub serves the surrounding rural community. East Bergholt is a desirable and well-established village, offering a range of local amenities and a strong community atmosphere. The pub is well positioned for access to Colchester, Ipswich and the surrounding villages, with convenient road links via the A12. Manningtree railway station is also nearby, providing services towards London Liverpool Street, Colchester and Ipswich. The area is home to several established country pubs, including the Red Lion, Carriers Arms and Hare and Hounds, reflecting the popularity of the local hospitality scene. The Royal Oak offers an opportunity for a hands-on licensee to build on its traditional character and strengthen its position within the local community.

Pub Layout

Upon entering The Royal Oak, customers are welcomed into a traditional and inviting main bar area, with the bar positioned to the right and a large open fireplace to the left, creating a warm and characterful atmosphere. To the left of the main bar is a separate trading area, offering flexibility for a games room or additional seating for approximately 14 customers, with customer toilets conveniently located off this space. Beyond the main bar, a further trading area provides seating for approximately 20 customers, offering additional space for dining, drinks or community gatherings. The pub's versatile layout provides an excellent opportunity for a licensee to develop both wet-led and food-led trade. Externally, The Royal Oak benefits from a small rear patio area with a covered smoking shelter, leading through to a private car park with space for approximately eight vehicles. Beyond the car park is a spacious rear beer garden, offering excellent potential for outdoor seating, summer events and community activities during the warmer months.

TRADING STYLE

The pub is a traditional rural local with a strong and loyal customer base, attracting local blue-collar workers and cask ale enthusiasts from the surrounding villages and hamlets. With a well-established reputation for quality real ales, the pub benefits from a strong wet-led trade and remains a popular meeting place within the local community. Although the pub currently operates without a traditional food offer, visiting food vendors have proved popular, including a regular pizza chef every Friday. There is an excellent opportunity for a new licensee to develop this further, introducing simple, traditional pub favourites such as Scotch eggs and sausage rolls to complement the drinks offer and encourage customers to stay longer. The outgoing licensee has successfully established a varied programme of events and activities, which have been well supported by customers. This provides a strong foundation for an incoming licensee to build upon, developing the food and entertainment offer whilst maintaining the pub's traditional character and strong community connections.

ACCOMODATION

Private Accommodation

The private accommodation is accessed from within the pub. There are two bedrooms, a bathroom and a lounge all in good condition throughout. The kitchen for the tenant is in the ground floor of the property. The private accommodation is being scoped for a redecoration ahead of a new tenant taking the property over.

Beer Garden | Car Park | Cask Ale | Kitchen | Live Music | Open Fire | Sports Teams

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FINANCIAL

Weekly Rent: £341.35
Estimated Annual Turnover*: £218,996
Security Deposit: £5,000
Working Capital: £2,500
Stock: £4,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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 *
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 ideal licensee will be a confident, engaging and natural host who can create a welcoming atmosphere and bring the pub to life. They will have the enthusiasm and creativity to develop a varied programme of events and activities, attracting customers from the nearby holiday resort, surrounding villages and hamlets. There is also an opportunity to introduce a simple, rustic back-bar food offer that complements the pub's traditional character. Above all, the successful licensee will be passionate about delivering excellent customer service, building a loyal following and establishing the pub as a popular destination within the local community.

FUTURE PLANS

The property is in good order, but we are expecting to so some works such as external repairs and decorations. This would be worked on with our new licensee and would be subject to internal approvals.
The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.

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