admiral
TAVERNS

ROYAL OAK, HUNTINGDON

MILL GREEN, HUNTINGDON PE28 2SB, UK

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,625

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Royal Oak is an attractive and successful village pub located in Warboys, just a 15-minute drive north-east of Huntingdon. The pub is well positioned for access to the surrounding towns and villages, with good road links to Huntingdon and the A1, providing convenient connections to Peterborough, Cambridge and the wider area. The pub is a characterful two-room property, retaining many of its traditional features including exposed beams and a welcoming log fire. Warboys is a well-established and thriving village with a population of more than 4,000 and a strong range of local amenities, including a primary school, GP surgery, post office, village shop, library, playing fields and a sports and social club. This provides the Royal Oak with a strong local customer base and an excellent opportunity for a licensee to become an active part of the village community and build on the pub's existing success.

Pub Layout

Upon entering The Royal Oak, customers are welcomed into a traditional and inviting bar area, where exposed beams and a charming log fire create a warm, characterful atmosphere. The layout has been thoughtfully designed, with a commercial kitchen and ground-floor cellar conveniently located directly behind the bar, ensuring an efficient and practical operating environment. The pub offers two distinct trading areas, providing excellent flexibility for both food-led and wet-led operations. These adaptable spaces can be tailored to suit the needs of the business, whether for casual dining, drinks, or community-focused events. The dedicated dining area accommodates approximately 24 covers and offers a comfortable setting that is both cosy and spacious. A feature fireplace enhances the welcoming ambience, making it an attractive space for customers throughout the year. Externally, The Royal Oak benefits from a substantial gravelled car park to the front of the property, providing convenient customer parking. At the front of the pub, the generously sized beer garden provides seating for over 50 guests and presents a fantastic opportunity to maximise trade during the warmer months. The outdoor space is equally well suited to al fresco dining, social gatherings, live entertainment, and community events, helping to drive year-round customer engagement.

TRADING STYLE

The Royal Oak is a well-established community pub with a strong and loyal local following, supported by a busy drinking trade and a traditional food offer. The pub plays an active role within the village, with regular events helping to maintain a strong connection with the local community. Live music is held every Saturday and the popular weekly quiz takes place each Tuesday, alongside a range of other events throughout the year. The pub also hosts an annual festival each July, which is a well-supported event and provides an excellent opportunity to attract both regular customers and visitors to the area. The pub also benefits from a well-supported cask ale range, which is an important part of its existing offer and appeals to its established customer base. The business also benefits from a particularly strong income from gaming machines, providing an additional and valuable revenue stream alongside the core wet and food trade. There is a good opportunity for a new licensee to build on this established base, while developing the food, drink and events offer further to increase sales and strengthen the pub's position within the local community.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and comprises of lounge, kitchen, two double bedrooms and bathroom with separate toilet.

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

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FINANCIAL

Weekly Rent: £500.00
Estimated Annual Turnover*: £344,899
Security Deposit: £6,625
Working Capital: £3,000
Stock: £5,000
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

This represents an exciting opportunity for an energetic and experienced individual or couple to take on the Royal Oak and build on the strong business established by the current licensees over the past five years. The successful licensee(s) will be passionate about maintaining the pub's position as a genuine heart of the local community, while bringing fresh ideas and energy to the business. Strong experience across food and beverage would be advantageous, together with the ability to organise and promote a varied programme of events that keeps the pub busy throughout the week. There is also an opportunity to build on the pub's existing live music, quiz nights and community events, while developing new activities that will encourage both existing customers and new visitors through the doors.

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.

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