admiral
TAVERNS

ROYAL OAK, KINGS BROMLEY

KING'S BROMLEY, DE13 7HZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Royal Oak is situated in the village of Kings Bromley which is considered an affluent area surrounded by beautiful countryside with amenities such as a shop, primary school, village hall and sport clubs. Being around 5 miles from Lichfield, 12 miles from Burton Upon Trent, and 15 miles from Uttoxeter, the pub has easy access to both the A38 and A50 roads. Cannock Chase, a large National Landscape known for forests, mountain biking and hiking, is around 20 minutes away. As the only pub in the village, The Royal Oak presents great opportunity to be the centre of the community, as well as attracting people from further afield with a strong food offer.

Pub Layout

From the main entrance to your right is raised area which is currently used as a dining space with both fixed and loose seating currently set up for approximately 28 covers however this space would allow for more covers if required, complete with an open fire for those cosy winter nights. To the left of the main entrance is more seating following round to a cosy snug area with a log burner. The bar itself stretches the full length of the lower area part of the pub. There is a good sized and well equipped kitchen located on the ground floor. The main bar area hosts TV's and more seating, this area has high ceilings with beams adding character and class to the dining experience. Overall you would expect approximately 60 dining covers including the raised area, with the potential to increase this with the expansive area available. You will also find access to the gents, ladies and disabled toilets here. Externally, and to the rear, there is a patio and large garden area with a stretch tent and purpose built external bar.

TRADING STYLE

The Royal Oak is a local community pub with potential to be a destination food pub. This pub can thrive with it being the only pub in the village and given its location attracts custom from a wide area.
It currently offers a wide range of cask ales and can offer entertainment, such as live bands and music evenings. There has been a good food offer in place which could be developed further, particularly during the day and this should be a big focus point to drive the pub forward. Equally important, is being involved with village life and really engaging with the community. Focus and ambition are needed to continue to develop the Royal Oak into the great community pub that it should be.

ACCOMODATION

Private Accommodation

The private accommodation is of a good size and condition, consisting of three bedrooms, living room/lounge and domestic bathroom and kitchen.

3+ Private Bedrooms
Beer Garden
Car Park
Cask Ale
Kitchen
Live Music
Open Fire

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FINANCIAL

Weekly rent: £615.38
Estimated Annual Turnover*: £525,726
Reopening support:

- **£500 towards marketing support available**
- **£2500 towards your first trade order**

Security Deposit: £5,000
Working Capital: £4,000
Stock: £6,000
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

Admiral Taverns is seeking an experienced licensee (es) who has the ability to re-establish the pub into the community and potentially become the destination food pub of choice. The ideal candidate will have the transferable skills to create and deliver a quality food menu, while establishing a well-planned rhythm of weekly events and activities that gives the pub a welcoming and consistent identity. The Royal Oak's continued success will depend on maintaining its reputation for excellent food and hospitality. There is significant opportunity for the new licensee to grow the business further and unlock its full potential.

FUTURE PLANS

We are looking to invest in a refurbishment with a long term tenant, this would include both internal and external refurbishment works and new fixtures & fittings. These enhancements will significantly elevate the pub's already strong appeal and overall customer experience giving a very solid basis on which to build.
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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