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TAVERNS



ROYAL OAK, KINGTON

KINGTON, HR5 3BE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Royal Oak is located in the historic market town of Kington, Herefordshire, just 2 miles from the Welsh border. Despite sitting west of Offa's Dyke, the town has been part of England for over a thousand years. Nestled beneath the scenic Hergest Ridge, Kington is a popular destination for walkers and tourists. The town itself has a population of around 3,500 and is well connected to nearby towns including Presteigne, Builth Wells, Knighton and Leominster. The Royal Oak sits just 200 yards from the town centre in a predominantly residential area, offering both local trade and passing custom. Good transport links make the pub accessible, with regular bus services connecting Kington to Hereford, Leominster and surrounding towns, while Leominster railway station provides mainline rail connections further afield.

Pub Layout

The pub offers a welcoming main bar, a cosy snug and a dedicated dining area, which also lends itself well to hosting functions. A fully equipped catering kitchen supports the operation. Outside, a spacious enclosed garden provides an excellent draw for locals and visiting walkers, while the property also boasts three en-suite letting rooms. With the right investment, these rooms present a fantastic opportunity to attract tourists, walkers and commuters alike.

TRADING STYLE

The Royal Oak has a strong foundation as a well-loved local pub, with clear potential to extend its reach into surrounding villages and towns. By introducing a compelling food offer, the pub can attract a wider customer base and encourage repeat visits. The area is a popular destination for walkers and tourists, with Hergest Ridge and other renowned walking routes bringing steady footfall. Historically, the site has traded well on food, highlighting this as a prime opportunity for growth once again. In addition, team sports and entertainment have both been successful drivers of trade in the past, and they remain key areas to develop further to strengthen the Royal Oak's position at the heart of its community and beyond.

ACCOMODATION

Private Accommodation

The domestic accommodation consists of one large double bedroom, lounge, bathroom and separate WC.
Letting accommodation consists of two twin rooms and one single.

Beer Garden | Cask Ale | Function Room | Kitchen | Food Preparation Area | Live Music | Open Fire | Sports Teams

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FINANCIAL

Weekly Rent:£317.31
Estimated Annual Turnover*: £246,540
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £5,000
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

This site would ideally suit a licensee with experience of village and community life. Background in catering and accommodation would be a significant advantage in unlocking the pub's full trading potential. The Royal Oak offers an excellent opportunity for growth across all aspects of trade, while also allowing the right licensees to become an integral part of a welcoming, close-knit community in a charming and historic rural setting.


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Cask Ale


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