



ROYAL OAK, LONG BENNINGTON

LINCOLNSHIRE, NG23 5DJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,375

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Royal Oak stands as a much-loved village pub and restaurant at the heart of Long Bennington, celebrated for its excellent food, warm hospitality, and inviting beer garden. A true hub of local life, it offers a welcoming setting for both residents and visitors alike, blending traditional charm with a vibrant, community-focused atmosphere. Positioned within the well-connected village of Long Bennington in the South Kesteven district of Lincolnshire, the area enjoys a prime location just off the A1, providing excellent road links to nearby Newark, Grantham, and further afield to Lincoln and Nottingham. Surrounded by picturesque countryside, the village is ideal for those who enjoy walking and cycling, with a network of scenic routes and easy access to neighbouring villages. Rich in history and community spirit, Long Bennington remains a thriving and desirable village, perfectly balancing rural tranquillity with connectivity. Regular bus services link the village to surrounding towns, while rail connections can be found at nearby Grantham and Newark stations, offering direct routes to London and other major cities.

Pub Layout

Upon entering The Royal Oak, guests are welcomed into the main front trading area, positioned opposite the bar, where the inviting atmosphere immediately reflects the pub's warm and traditional character. The central space is thoughtfully arranged, with comfortable dining areas set to either side, creating a versatile layout that caters to both relaxed drinks and more formal dining occasions. The interior is presented to a good standard throughout, with décor and furnishings that complement the pub's charm while maintaining a practical and appealing environment for a wide range of customers. The bar itself serves as a natural focal point, well-positioned to serve both the main trading space and surrounding seating areas, ensuring an easy and sociable flow throughout. To the rear, the pub opens out to an impressive covered outdoor drinking area, providing a seamless extension of the internal space and allowing for year-round use. Beyond this lies a well-proportioned enclosed garden, offering an ideal setting for al fresco dining, social gatherings, and seasonal events.

TRADING STYLE

The pub enjoys a well earned reputation for quality home cooked food, providing a solid platform from which to enhance the overall offer while remaining true to its much-loved character. At the heart of its success is a loyal customer base, with the front bar coming to life during evenings and weekends, creating a vibrant and sociable atmosphere that underpins the pub's role within the community. A new operator may look to refine and develop the food offering, combining traditional pub favourites with rotating specials to keep the menu fresh and appealing, while continuing to deliver the consistency and quality customers have come to expect. Introducing well-planned weekly promotions, such as themed food nights or value-led offers, can help drive repeat visits and strengthen midweek trade, while the use of locally sourced produce would further enhance the quality of the menu and reinforce community connections. In addition, there is clear scope to build on the pub's lively atmosphere through events such as quiz nights, live music, and seasonal gatherings, helping to broaden its appeal and attract a wider audience. With the right balance of tradition, innovation, and community engagement, The Royal Oak is perfectly positioned to grow even further as a thriving and much-valued village hub.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, bathroom, lounge and kitchen.

FINANCIAL

Annual Rent: £27,000

Security Deposit: £6,875

Working Capital: £4,000

Stock: £3,500

Fixtures and Fittings: To be confirmed upon valuation – funding



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Open Fire

BDM VISION

The Royal Oak represents an exciting and rewarding opportunity for an experienced and motivated licensee to take the reins of a well established pub with a strong existing customer base. With its solid wet trade and clear demand for an expanded food offering, the site is perfectly positioned for further growth. The ideal licensee(s) will bring a clear vision for the future of the pub, coupled with the drive to deliver consistent, high quality standards. A strong and proactive approach to social media will be essential in order to engage the local community, raise the profile of the pub, and build momentum behind new initiatives. There is significant potential to enhance the current offer at the Royal Oak by developing the food menu, creating a compelling rhythm of the week, and driving regular activity that keeps customers returning. With the right leadership, energy, and creativity, the Royal Oak can continue to thrive and reach its full potential.



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