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ROYAL OAK, NASEBY

NASEBY, NN6 6DA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Royal Oak is a traditional English detached village pub with a classic countryside appearance, set prominently on a corner in the heart of Naseby. The building has a pitched roof with chimney stacks, a painted exterior in green and cream tones, and clear “Royal Oak” signage on the walls. Its small-pane windows and simple, well-proportioned frontage give it a cosy, welcoming feel that fits naturally with the surrounding village. Naseby is a charming, close-knit village in rural Northamptonshire, known for its rich history and tranquil countryside. Set on gently rolling farmland, it has retained its traditional character, with stone and brick cottages, a historic church, and a cluster of buildings along Church Street. Home to around 800 residents, the village has a balanced mix of ages and largely owner-occupied homes, reflecting its quiet, rural nature. Visitors are drawn to its local pubs, scenic walking routes and heritage events, while the surrounding landscape offers an ideal setting for walking, cycling and exploring the site of the historic Battle of Naseby. Being a rural village, Naseby is best reached by car via nearby roads, including the main arterial road of the A14. Local buses, connect to Northampton, Market?Harborough, and Welford and the nearest rail access is approximately a 20 minute drive away at Market?Harborough on the Midland Main Line.

Pub Layout

Inside the Royal Oak, when you enter, you’ll find the bar servery positioned near the front, where drinks are served with high level seating surrounding the bar servery. Around this central bar area is a main indoor seating space with tables for dining and socialising, and to one side there’s a smaller snug?style area offering a cosier place to sit beside a fireplace, with drinks or a meal. Behind and to the rear of the bar, are the toilets and commercial kitchen. Outdoors, alongside the ample car park, there’s a large, enclosed south?facing beer garden with plenty of seating for drinks and food in good weather, and this space includes features like an outside bar, pizza oven, a stage for live music and a marquee area that’s used for events and entertainment during Spring and Summer. Most of the layout is designed for a relaxed, social atmosphere, with the indoor areas focused around the bar and dining tables, and the outdoor garden creating a spacious extension of the pub where people

TRADING STYLE

The Royal Oak trades as a traditional village pub and a food?led destination venue, regularly serving both drinks and meals and also providing access to live sporting events throughout the year. It provides an extensive range of lagers alongside cask ales and beers, together with a great selection of wine and spirits. The pubs main focus is the strong food trade, with a menu of fresh, locally sourced British pub classics (from light bites to hearty meals and Sunday roasts) accompanied by theme nights and a variety of chef specials throughout the month. In addition to its regular bar and restaurant trade, the Royal Oak also hosts events such as its annual summer festival with live music, food stalls, and family activities, and provides outdoor drinking and social space in its large beer garden and fantastic marquee space. Functions and parties are a firm favourite with customers, and the pub frequently hosts events that bring the local community together. Attracting locals from Naseby and surrounding villages, visitors exploring the area, and those looking for a mix of good food, real ale, drinks, and community?oriented events, the Royal Oak really does have something for everyone.

ACCOMODATION

Private Accommodation
The private accommodation is of a good size and consists of two bedrooms, large living room/lounge and family bathroom.

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

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FINANCIAL

Weekly Rent: £365.38
Estimated Annual Turnover*: £421,440
Security Deposit: £5,000
Working Capital: £3,000
Stock: £4,000
Fixtures and Fittings: To be confirmed upon valuation – funding options 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 Royal Oak in Naseby is seeking an experienced and motivated licensee(s) to run its thriving, food and drink led village pub. We are looking for a publican with strong leadership and customer service skills, a passion for delivering excellent food and drink, and the ability to engage with the local community. The ideal applicant(s) will be entrepreneurial, able to drive trade, develop the pub's potential as a vibrant social hub, and host regular events such as live music, quiz nights, and festivals. Experience in managing both food and beverage operations is essential, along with the flexibility and vision to maintain the pub's reputation while growing its appeal to locals and visitors alike. With a fully equipped commercial kitchen and bar, an established reputation, and a picturesque village location, this is a rare and exceptional opportunity to take the helm of a historic, well-loved pub in one of Northamptonshire's most charming villages.


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