



ROYAL OAK, PLATTS COMMON

PLATTS COMMON, S74 OQN

**AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:
£33,500**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Royal Oak occupies a prominent corner position in the village of Platts Common, surrounded mainly by residential housing. Its close proximity to a nearby industrial estate also presents an opportunity to attract and engage a wider customer base. The property itself is a historic building dating back to the 1850s, contributing to its character and presence within the local streetscape. Platts Common is a small village in South Yorkshire, ideally positioned between the larger towns of Barnsley and Rotherham. Surrounded by attractive countryside, the area is popular with walkers and those seeking easy access to rural landscapes, while still benefiting from strong transport connections. The village is readily accessible by car via the M1 motorway at Junctions 36, 37 and 38, and is also served by local bus routes, providing convenient links to nearby towns and amenities. Steeped in history, Platts Common developed during the 19th century as a thriving mining community which is reflected in its traditional buildings and enduring community spirit. Its combination of heritage, accessibility and surrounding green space makes it an appealing and characterful location.

Pub Layout

The property is approached from the car park, where a small porch currently used as an external smoking area leads into the building via a modest entrance hall, opening into the main bar area. The interior operates as a two-room, open-plan space, with the bar forming a central focal point. Its traditional design complements the characterful low-beamed ceilings, mid-height wall shelving, and the high stools arranged throughout, all enhancing the presentation of an extensive and appealing product range. The main trading area features a blend of wooden and carpeted flooring, creating distinct yet cohesive areas. Opposite the bar, a bay window area provides a relaxed seating space with low-level tables and chairs. To the right of the bar, a carpeted section overlooks an open fireplace, offering a warm and inviting setting, while a television screens live sports for added entertainment. Adjacent to this, a carvery station is positioned to the left-hand side of the bar, supporting food service within the space. Further to the left of the bar, a short hallway provides access to the ladies' and gentlemen's toilets, as well as the kitchen. To the right, another hallway leads to a side exit and opens into a separate snug or games room. This area offers a more informal and sociable atmosphere, featuring a combination of bench seating, low tables and chairs, and high poser tables set against a tiled floor. A darts board and games machines enhance its appeal, making it particularly popular with regular early evening patrons. Access to the private living accommodation is also located within this room. Externally, the property benefits from a substantial garden area, complete with a children's play area and football goals, providing an excellent family-friendly environment with ample space for multiple bench tables. Access to the letting accommodation is situated within the garden. Additionally, there is a car park with capacity for approximately 20 vehicles, offering convenient on-site parking for

customers and guests.

TRADING STYLE

The Royal Oak is currently operated primarily as a wet-led business, complemented by a popular Sunday carvery that provides a consistent food offering at the weekend. The pub has a strong community focus, supporting two darts teams; men's and ladies' alongside active dominoes and crib teams, which help to drive regular footfall and reinforce its position as a local hub. While there is currently no pool table on site, there is sufficient space to accommodate one, presenting an opportunity to broaden the pub's appeal and encourage additional in-house teams and social leagues. Further potential exists to develop the business by introducing a more consistent, all-week food offering, which could significantly increase dwell time and attract a wider customer base. In addition, the implementation of a regular entertainment programme such as live music, quiz nights, or themed events, would enhance the overall customer experience and provide further reasons for repeat visits, supporting both midweek and weekend trade.

ACCOMODATION

Private Accommodation

The private accommodation, accessed from the pub is located on the first floor. It consists of one bedroom, living room, kitchen and bathroom.

Letting Accommodation

There are three letting rooms onsite accessed from a separate entrance at the side of the building and are all en-suite.

Room One – Family Room

Room Two – Twin Room

Room Three – Double Room



Beer Garden



Car Park



Children Play Area



Kitchen



Letting Rooms



Live Music



Open Fire



Sports Teams

FINANCIAL

Annual Rent: £24,000

Security Deposit: £6,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £20,000 – inclusive of 15% fixtures & fittings paid in advance

Stock: £7,500

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 newly refurbished pub offers a fantastic opportunity with real wow factor, combining strong visual appeal with excellent commercial potential. Admiral Taverns are seeking an experienced licensee or couple with a proven track record of successfully running a multi-faceted business. A strong background in food-led operations is essential, and experience in managing letting rooms would be highly advantageous, as the site includes three high-quality letting rooms that provide a valuable and diverse income stream. The ideal licensee(s) will be confident in delivering consistently high standards of both food and customer service, ensuring every guest enjoys a memorable experience. Commercial awareness is key, along with a solid understanding of social media and modern marketing techniques to drive and maximise trade. Just as important is a community-minded approach, someone who can create a welcoming hub, introduce a strong and consistent food offer, and establish an engaging rhythm of the week that keeps customers returning.

This is a rare chance to take on a business with significant untapped potential. The successful applicant will have the vision and capability to develop and execute a robust business plan, fully unlocking what this pub has to offer. A genuine commitment to high standards, customer service, and operational excellence will be essential in positioning the pub as a true standout destination.

FUTURE PLANS

The Royal Oak will undergo a comprehensive refurbishment programme designed to significantly enhance both the customer experience and overall trading potential, while carefully preserving the pub's traditional character. Works to the main trading areas and toilet facilities will include a full upgrade, with the existing bar counter retained as a central feature and complemented by new upper backfitting. The scheme will introduce feature wall coverings, a mix of tiled and upgraded flooring, and new lighting throughout, creating a warm, inviting and cohesive environment. The catering kitchen will be fully renewed, including the installation of a new extraction system, alongside upgraded flooring and hygienic wall cladding. New fixtures and fittings will be provided to support an improved and more consistent food offer. A full programme of internal and external redecoration will be undertaken, including the replacement of any damp-affected render prior to finishing. Within the trading areas, customers will benefit from new fixed bench seating, updated carpets and wooden flooring, feature wall coverings, and carefully considered lighting, all in keeping with the property's established traditional style. A dedicated darts zone will also be introduced, reinforcing the pub's strong community and team-based appeal. New tables, chairs, and soft furnishings will complete the refreshed interior. Externally, the property will receive a complete redecoration, enhanced by new signage and upgraded outdoor lighting to improve visibility and kerb appeal. The garden will be extensively improved, including the installation of a new children's play area, replacement fencing, and the refurbishment of existing bench seating, creating an attractive and family-friendly outdoor space.

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.



Beer Garden



Car Park



Children Play Area



Kitchen



Letting Rooms



Live Music



Open Fire



Sports Teams