



ROYAL OAK, STOKE-ON-TRENT

MILES GREEN, STOKE-ON-TRENT, ST7 8LL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Royal Oak is a classic local pub situated in the Miles Green area of Staffordshire approximately 5 miles away from Stoke-on-Trent. Miles Green itself is a rural village close to Audley and Halmerend, the area is mostly residential and the pub sits on the main road through the village. There are local bus routes running through the village and it sits close to the major A500 linking Cheshire with Staffordshire.

Pub Layout

As you walk through the main entrance you are straight into the bar area, here there are two cosy alcoves and an open fire and juke box. To the right of the room there is the entrance to the games room, here there is a pool table and a small raised seating area. Back through the bar area you enter the lounge, this is a good sized room serviced by the central bar servery. There is a mix of loose seating and some bar stools, here you also will find a gaming machine and also the darts board and oche. To the right of the oche is a door leading to the ladies and a disabled toilet. You will also find the access to the private accommodation here. Back into the lounge there are double doors which lead to a conservatory area with plenty of seating. At the side of the bar is the kitchen, this is a good size and gives the opportunity to grow the food side of the business. Outside there is a vast garden which would be great in the summer months for hosting garden parties, there is also a separate smoking shelter away from the main garden area to the left of the pub. At the front there is private parking for your customers.

TRADING STYLE

The Royal Oak is a well-established community pub, currently operating primarily as a wet-led venue. At present there is no consistent food offering, which presents an opportunity for development. The pub offers a strong range of products, including cask ales, and successfully supports both darts and pool teams which is an important element to maintain. While there is currently no structured weekly rhythm, there is significant potential to grow trade across the week by introducing new initiatives to attract and engage customers.

ACCOMMODATION

Private Accommodation

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

FINANCIAL

Weekly Rent: £384.62

Estimated Annual Turnover*: £182,740

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Business Rates: £Nil. 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



Beer Garden



Car Park



Cask Ale



Kitchen



Open Fire



Sports Teams

BDM VISION

There is huge potential to grow the business at the Royal Oak, the right licensee(es) would need to have a strong vision for the pub and be consistent in your approach to social media. There is potential to develop the offer at the Royal Oak by introducing food and building a good rhythm of the week.



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