admiral
TAVERNS



STAG & PHEASANT, CARMARTHEN

CARMARTHENSHIRE, SA31 1LQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Stag & Pheasant is located just a 5-minute walk from Carmarthen town centre, in the secondary retail area, opposite the popular Ivy Bush Hotel. Carmarthen, known as the "Garden of Wales," is a historic market town with a population of around 14,600. The town is well connected, with a railway station offering services to Cardiff, Swansea, and London, as well as an extensive local and regional bus network. This central location ensures good footfall while maintaining a welcoming, community-focused atmosphere.

Pub Layout

The pub offers an attractive open-plan layout with a mix of fixed and loose seating, complemented by neutral décor and a combination of carpeted and wooden flooring. To the left of the entrance is a traditional wooden bar, accompanied by fixed seating, televisions, and a gaming machine, creating a lively space that proves popular with locals on match days. To the right, a cosy corner features a fireplace and comfortable sofas, creating the perfect spot to relax with a drink. To the rear of the property, there is a secret garden which features several benches and high tables for customers to enjoy and is a very popular spot with the locals during the summer months. This has been completed with Astroturf and heaters to enable use throughout the year.

TRADING STYLE

The Stag and Pheasant is currently operated as a drinks-led pub, with the bar offering a great selection of products, including well-loved cask ales that are especially popular with the locals. The pub is home to its own darts team and regularly hosts community events, with charity quizzes and live music proving to be firm favourites. Although the catering kitchen is not currently in use, there is excellent potential to reintroduce a value-led food menu. This would not only complement the existing offer but also create an additional income stream for this already well-established pub.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of two double bedrooms, office, lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £307,69
Estimated Annual Turnover*: £252,997
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
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.
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 of our financial information, please refer to the

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

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

Admiral Taverns are seeking a passionate and motivated individual or couple with strong local connections and an understanding of what makes a true community pub thrive. This pub has a great foundation, but it needs someone who can further engage with the local area and build on its existing reputation. A well-structured marketing plan will be essential to establish a strong rhythm of the week, helping the pub stand out from competitors and become the go-to destination in the area. Experience with food would be highly beneficial, as there is significant potential to grow and develop a successful food offering here.


Beer Garden


Cask Ale


Kitchen


Food Preparation Area


Live Music


Open Fire


Sports Teams

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