admiral
TAVERNS



ST GEORGE, TAMWORTH

TAMWORTH, B77 2ED

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The St George pub is located in the suburban area of Glascote which is one mile east of Tamworth town centre which has excellent road and bus routes into town. It is also just two miles to the M42 South to Birmingham and North to the East Midlands/Nottingham conurbation. The pub is ideally located in the middle of an estate of mixed housing with easy access to schools and local amenities. The pub is situated on a commercial plot including shops, takeaways, libraries and a health centre.

Pub Layout

The St George is a traditional 1960's build with a two bar operation. There is a well proportioned tap room/pub sports area with loose furniture and an ideally placed bar servery. Within this section is the pool table and darts oche and also hosting live televised sports viewing. To the rear of the pub is the large lounge which has comfortable mixed furniture with both traditional height wooden furniture and low settees. There is also a small raised section at the far end of the room which could double as a stage area. The lounge also has its own well stocked bar servery. The toilet facilities are located in the lower floor accessible by stairs between the two trading areas. Externally to the front of the pub is a large paved area with picnic benches for alfresco drinking. Although the pub does not have it's own car park, there is a public car park adjacent to the pub for the shopping centre.

TRADING STYLE

Trading drinks focussed only with a mainstream draught keg offer of well known and respected brands, complimented with an excellent range of bottled beers and ciders. There is also a good range of wines, spirits and soft drinks. Additional income could be developed by adding a simple hot and cold "back bar" snack menu. The pub shows televised sport and has a program of weekend entertainment which is supported by

pub teams.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor and consists of three large bedrooms, lounge, kitchen, bathroom and separate toilet, which are all in good order.

FINANCIAL

Weekly Rent: £250.00
Estimated Annual Turnover*: £158,902
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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

I am looking for an individual or couple with experience in running and operating community focused pubs and with the ambition and skills to attract and retain a core of loyal customers, recruit pub sports teams and develop a simple back bar food offer. You will need good social interaction and networking skills to further develop the trade and online marketing presence to attract and retain a wider range of customers.

3+ Private Bedrooms
Beer Garden
Live Music
Sports Teams

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