admiral
TAVERNS



YE OLD CROWN, EDENBRIDGE

EDENBRIDGE TN8 5AR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£26,750

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Ye Olde Crown is a traditional Kent pub dating back to the 1600s, with a pub having occupied the site since the 1300s. Located on the bustling high street in the historic market town of Edenbridge, it benefits from a mix of loyal locals, established affluent residents and visitors exploring the area. The pub is ideally positioned close to popular attractions including Hever Castle and Lingfield Park Racecourse, attracting tourists, leisure visitors and event-goers throughout the year. Excellent transport links, with Edenbridge town and Edenbridge railway stations offering services to London and the surrounding areas, make the town easily accessible for both day visitors and overnight guests. The letting rooms provide an additional income stream and are well suited to attracting racecourse visitors, wedding guests attending local venues, tourists exploring Kent, business travellers and those visiting friends and family in the area. While there is competition from other pubs, restaurants and hotels within Edenbridge and neighbouring villages, Ye Olde Crown's rich history, character, central location and accommodation offering create an opportunity to establish it as both a destination pub and a convenient place to stay.

Pub Layout

Entering through the front door, guests are welcomed into a traditional one-bar operation, with the main bar positioned to the left and comfortable seating directly in front. Full of character, the pub retains its country charm with exposed beams and original timbers creating a warm, inviting atmosphere. Beyond the bar is a small reception area leading through to a spacious commercial kitchen. Above the kitchen sits a charming mezzanine restaurant, providing seating for approximately 30 covers and offering a separate dining experience overlooking the main pub. A side door opens onto an attractive enclosed courtyard, which enjoys plenty of sunshine and features a large covered seating area for year-round use. The courtyard also provides access to the six well-appointed letting rooms and the cellar, creating a practical layout for both guests and licensees. Separate access leads to the private accommodation, offering clear separation between the business and living space. To the rear of the property is a private car park with space for approximately 10 vehicles. Overall, Ye Olde Crown offers a versatile

TRADING STYLE

Ye Olde Crown is a predominantly wet-led town centre pub with a strong and loyal customer base. Drinks account for approximately 78% of total sales, reflecting the pub's established reputation as a popular destination for beverages. Food represents around 15% of turnover, with a traditional pub menu complemented by well-received themed dining evenings, particularly Spanish and Thai nights. The six letting rooms contribute a further 7% of revenue, providing a valuable additional income stream from tourists, visitors, and business travellers.

ACCOMODATION

Private Accommodation

The private accommodation is finished to an excellent standard, offering a comfortable and well appointed living space comprising four double bedrooms, two bathrooms, a kitchen, lounge, office and ample storage. The pub also benefits from six letting rooms, including five doubles and one family room, all complete with en-suite facilities, providing an attractive additional revenue stream.

FINANCIAL

Weekly Rent: £942.31
Estimated Annual Turnover*: £754,498
Security Deposit: £12,250
Working Capital: £10,000
Stock: £4,500
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.

3+ Private Bedrooms | Beer Garden | Car Park | Kitchen | Food Preparation Area | Letting Rooms | Live Music | Open Fire

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BDM VISION

Due to the size and complexity of the business, we are seeking an experienced and resilient licensee with a strong background in both wet led and food trading. Ideally suited to a couple, the successful licensees will need to be hands on within key areas of the business while also having the ability to focus on commercial controls, driving profitability and maximising returns. Strong leadership skills will be essential to manage and motivate the larger team, ensuring high standards and a positive culture. Although located in the town centre, Ye Olde Crown has a strong community following, requiring sociable, customer focused licensees with the ability to build relationships and create engaging events. The key opportunity for growth will be through effective marketing and social media activity, with the right licensees able to increase awareness, attract new customers and maximise the pub's full potential.


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