



# The Royal Oak

Kirby Muxloe, Leicestershire



## Public areas

Main bar / Restaurant / Beer garden / Terrace / Function room

## Private areas

2x Double bedroom / Single bedroom / Lounge / Kitchen / Large hallway / Bathroom with bath

## Other areas

Yard and wood store area / Cellar / Spirit store / Large kitchen / Separate kitchen wash up area / Additional storage

## About this opportunity

The Royal Oak, is a modern yet traditional pub in the centre of an affluent village in west Leicestershire. The pub has been run by the Jackson and Atkins family for 37 years and they have made some fond memories growing up here.

The pub has a great reputation and is immaculate throughout with quality furnishings, a popular roaring fire and cosy seating area and lots of quirky elements that all nod to the heritage of the village and surrounding areas.

Known for its great food offer and regular events the pub also has a great range of cask ale that does really well with 5 on the bar at a time, a strong drinking trade enjoys the delights of the bar area with it's cosy areas and friendly open feeling.

The restaurant seats 70 and is stylishly decorated with beautiful light fixtures and a very warm, quality feeling to it.

The current food offer is high end pub food, ranking number one on Trip Advisor in the village.

The Royal Oak, Main Street, Kirby Muxloe, LE9 2AN

## The community

The pub sits in the heart of Kirby Muxloe, just around the corner from the beautiful ruins of Kirby Muxloe Castle. Kirby Muxloe is an affluent village with a very good primary school which is rated as one of the top schools in the county. Minutes away from the pub you will find a lovely park with a kids play area, gym and woodland walk that backs onto fields which is great for ramblers.

The golf club has a great reputation and you will find independent businesses on the small high street opposite the pub, including florist, grocer, bakery, deli, pharmacy and a convenience store. There is a lively community in Kirby with many events and clubs including a bowls club.

Public transport is very good and you can reach Leicester City Centre in 15 minutes via bus or car. The M1, A46 and A47 are minutes away meaning getting to and from the pub couldn't be easier. Fosse. retail park is a 10 minute drive from the pub and pulls in tourists from surrounding areas.

Interested in running this opportunity?

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