admiral
TAVERNS



BRAWNS DEN, DURHAM

DURHAM, DH7 8UG

- Zero Business Rates*
- Strong community local with large external area
- Fully compliant commercial kitchen

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Brawns Den is a cosy pub nestled in the heart of Brandon, a village steeped in both agricultural and historical significance, owing to its ex-mining roots. Its location on the corner of a bustling residential area suggests it's not just a place to grab a drink or a bite to eat, but a community focal point. Situated a short distance, South-West of Durham City Centre the area is served by a regular bus service that runs daily, providing convenient access to Durham City Centre and access via major roads like the A690 and A691 ensures the Brawns Den is easily accessible, making it the perfect destination venue.

Pub Layout

On entering the Brawn's Den, you are welcomed by an outstanding décor which attracts locals and those from further afield. There is an impressive sized central bar server situated in the heart of the pub which services all areas. The trading areas are separated into different sections with their fixtures and fittings, from poser tables on the tiled floor, to fixed seating for diners in the carpeted areas and mis-match loose seating on the solid wooden floor. The pub has been made up in a very much rustic shabby chic way, with distressed wood on the bar, exposed beams and stone chimney breast. The Brawn's Den is set on a huge plot, benefiting from not only a generous beer garden with patio areas and picnic benches, but also offers a car park for over twenty vehicles.

TRADING STYLE

The Brawn's Den has something to offer for everyone, starting at house spirits ranging up to top shelf quality, including an impressive gin offer. The attractive bar is home to a number of hand pulls for cask ale and also entertains a strong variety of lagers and ciders, there is also a good selection of soft drinks, teas and coffees. They currently have three menus available; Light Bites, Main Menu, Children's Menu. All three menus have a variety of options and all of which cater for all dietary requirements.

ACCOMODATION

Private Accommodation
The private accommodation is on the first floor and consists of two bedrooms, kitchen, bathroom, living room and office space.

FINANCIAL

Annual Rent: £15,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £4,000
Stock: £3,000
Business Rates: £Nil. Based on the April 2023 rating list, the Zero 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 on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are ideally looking for a licensee or couple who can focus on both excellent customer service and high-quality food. Previous experience in managing a pub or similar establishment would be advantageous. A background in catering or kitchen management with proficiency in producing high-quality pub favourites is essential alongside ensuring the site is catering to various dietary preferences demonstrating versatility and inclusivity. Engaging well with locals and creating a warm, inviting environment will be key to driving footfall, especially during the evenings and understanding and appreciation of cask ale would enhance the pub's appeal to ale enthusiasts, therefore enhancing the drinks selection on offer. The combined expertise would ensure that the pub thrives both in terms of customer satisfaction and financial sustainability.