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TAVERNS



STARTING RENT AVAILABLE

BUCKINGHAM ARMS, LEIGHTON BUZZARD

LEIGHTON BUZZARD, LU7 2RB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Well-known for sport & live entertainment
- Recent external refurbishment
- Enclosed courtyard to rear

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Buckingham Arms occupies a prime location at the top of the main road connecting Leighton Buzzard to Linslade. This charming 19th-century property features classic double front bay windows and is just a mile from the vibrant Leighton Buzzard town centre. Surrounded by established residential neighbourhoods, it also benefits from excellent transport links, the train station is just 350 yards away, offering a swift 30 minute journey into London Euston. With 10,000 new homes planned on the outskirts of Leighton Buzzard and Linslade, the area is experiencing strong growth, attracting young families and commuters alike.

Pub Layout

The pubs main entrance sits between the front bay windows, which takes you directly into the main bar, benefiting from Victorian features and open fire, this area brings a cosy atmosphere where you can enjoy a quiet drink. A second bar can be found to the rear which has a dartboard, pool table and juke box and has a mixtures of fixed and loose fixed seating, the TV shows both SKY & TNT sports and would also make the ideal space to host live music catering for up to 70 people.

The customer toilets can also be found in this bar. Externally there is an elevated concrete terrace to the entrance where there are planters and hanging baskets. The space has four round benches and is a lovely space to have a drink in the warmer weather. The pub also has a car park to the rear where there is space for up to 12 cars.

TRADING STYLE

The Buckingham Arms is a wet-led community pub with a strong local following, particularly known for its mid-week pool and darts teams. The business thrives on cask ale sales, currently offering three hand-pulls featuring well-known national brands. However, there's significant potential to boost these sales by partnering with SIBA and introducing locally brewed real ales from the many microbreweries in the surrounding area.

With the addition of a modern draught range, an upgraded selection of premium spirits, and a carefully curated list of quality world wines, this already consistent-turnover pub presents a compelling opportunity for the right operator to further increase profitability.

ACCOMODATION

Private Accommodation

The private accommodation consists of a lounge, office, bathroom, domestic kitchen and three bedrooms. There is also a garage that can be used as storage space.

FINANCIAL

Annual Rent: £19,500
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,500
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.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Live Music | Open Fire | Sports Teams

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

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BDM VISION

The Buckingham Arms has the enviable position of being suitable for someone new looking to venture into hospitality for the first time or someone who is experienced and looking for an additional site to their portfolio and could be easily run by a management couple. With its simple layout, no hassle wet led only operation and being well supported by the local residents, it lends itself to both opportunities. I am looking for someone with a passion for the trade and has the friendly personality needed to bond with the regulars and teams. Being able to enhance the pub reputation across social media platforms will be key in getting new customers through the door. This is a unique chance to take on a great pub.


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