



BULLS HEAD, BAKEWELL

BAKEWELL, DE45 1UR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Bulls Head is indeed a well-known pub in Youlgreave, which is located around 2.5 miles southwest of Bakewell, in the heart of the Peak District. Youlgreave offers a classic English countryside experience, with its charming limestone cottages and stunning natural surroundings. The village sits between the River Bradford and River Lathkill, providing access to a variety of picturesque walking trails and hikes that are perfect for exploring the area's beauty. The Bulls Head provides a quintessential village pub experience in this idyllic part of Derbyshire and is easy accessible via the local bus service or by car via the A6 or A515 roads.

Pub Layout

The Bulls Head makes an immediate impact with its traditional limestone exterior, which is typical of the Peak District region, particularly in a village like Youlgreave. Upon entering, guests are greeted by a well-stocked bar, offering a wide range of drinks, from cask ales to world gins and lagers. The bar serves as a focal point for social interaction, and the selection reflects the pub's dedication to quality and variety. Adjacent to the bar is a cosy snug room. This space is intimate, seating around 20 people, making it perfect for small gatherings. The traditional seating, complete with cushioned benches and wooden chairs, adds to the comfort and charm. The darts board and TV make it a great space for both casual afternoons and lively evenings. The snug can also be closed off, allowing it to cater to private groups such as community clubs, walking groups, or large families who want a more personal setting for their visit. The main bar area mirrors the traditional and cosy feel boasting an open fire and it can hold around 40 covers, making it a great space to catch up with friends and enjoy some food and drink. The front of the pub has around six benches – an ideal spot to people watch in the warmer weather. To the rear is an enclosed paved external drinking space which can hold around 30 people and is home to garden benches and half moon covered seating, great for hosting summer community events.

TRADING STYLE

The pub is a hub for locals and visitors alike, with its warm, welcoming atmosphere and homecooked meals drawing people in. There is a diverse product range and the selection of drinks is impressive, from popular lagers to international gins, and an excellent cask ale line-up—appealing to a broad range of customers. Currently, the activity at the pub consists of a monthly open mic night and bi-weekly quiz night keep the community engaged and returning. There's a great opportunity to expand or enhance these events to cater to an even wider audience. The pool table and darts board provide additional entertainment and the blend of tradition and opportunity here means the pub is already established, but there's room to introduce fresh ideas while maintaining its core appeal.

ACCOMMODATION

Private Accommodation

The private accommodation is spacious ideal for a family with four bedrooms, sitting room, kitchen, and bathroom.

FINANCIAL

Annual Rent: £28,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £4,000

Stock: £5,000

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: Approximately £13,500 ex VAT – 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 from the date of completion of the tie.



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams

BDM VISION

Admiral Taverns are seeking an experienced licensee with a background in catering. The food offer will require a hands on approach more so in the early days. You will need to be aspirational with vision and passion to drive all areas of the business in this rural location. This pub has a good reputation amongst the local community so the new licensee will want to continue the good work but also to unlock the many opportunities this multi facing business has to offer. Keeping up to date with the drinks offer and also the addition of local sports leagues and hosting regular competitions will almost certainly bring in fresh faces and ensure the existing customers are kept happy. Stage two of the business offering will be unlocking developing the first floor where there are four unused guest rooms which could service the walking community and those enjoying the great outdoors. There is also a function room on this floor, which could become a huge asset to the retail offer (especially being the only pub in the area with one!) However fundamentally the priority needs to begin with the retail offer, standards and services before addressing the potential exciting opportunity



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