admiral
TAVERNS



DERBY, CHORLEY

CHORLEY, PR6 0TR

- Close proximity to Chorley F.C.
- Highly Sports driven pub
- High footfall location

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Derby Arms is located on a corner plot just a two minute walk away from the home of the magpies, Chorley F.C and two miles outside of Chorley town centre. Situated on a busy main road providing access to the M61 linking the M6, M65 and M60, the Derby is in an ideal location for passing trade and locals. Behind the pub is an extremely well populated area where you will find an extensive amount of housing both local authority and privately owned. There are also a number of local businesses and shops in close proximity to the pub.

Pub Layout

When entering the pub you are welcomed with a cosy and friendly feel with modern décor. To the right you will find a snug area with fitted seating, TV and a featured cast iron log burner for those colder months, behind the snug there is a further seating area with a TV to show live sporting events. To the left you will find a fixed seating area with tables and stools which leads to a games room currently housing a pool table, juke box, games machine and darts board. The bar can be viewed as soon as you walk in and services all sections of the pub and has an excellent display. Throughout the pub there are exposed brick pillars in keeping with the modern rustic atmosphere the Derby Arms oozes. The beer garden is accessed via the snug where you will find a courtyard area with smoking solution and a raised decked area providing external drinking.

TRADING STYLE

The Derby Arms is a true community wet led pub, with an attractive décor and a range of offers; it really does have something for all age ranges. The fully stocked bar offers a range of cask ales, lagers, wines, spirits and soft drinks along with nibbles such as crisps and nuts. The games room houses a pool table and darts board which are used by the pub teams who play in the local leagues. With the location of the Derby being near to Chorley F.C ground, the pub benefits from additional custom on match days as well as its regular clientele. The Derby Arms also has a live sports offer, currently having the facilities of a projector to show all sporting events and the ability to host live entertainment and a strong rhythm of the week to grow and enhance the business further.

ACCOMODATION

Private Accommodation

Accessed via the bar, the first floor accommodation comprises of; landing, open plan lounge, kitchen, office, bathroom and three good sized bedrooms. At the rear of the property is a garage area for tenants parking and additional storage.

FINANCIAL

Annual Rent: £10,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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.
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

The Derby is a great community pub located outside of Chorley town centre. I am looking for a local licensee who can connect with the current customers, attract new business and develop the pub further making it the best community pub along Eaves Lane and the place people want to be outside of the town centre.