admiral
TAVERNS



REFURBISHMENT PLANNED

LOCHAR INN, HEATHHALL

DUMFRIES, DG1 1TZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Superb busy roadside location
- Zero business rates*
- Strong, loyal customer base

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Lochar Inn is located in a predominant road side position on the A701, the main route from Dumfries through Heathall. This road has direct links to the A74 leading North to Glasgow and Edinburgh, South to Carlisle and West to Stranraer. Located in the market town of Dumfries, near the mouth of the River Nith this former royal burgh since 1186 is steeped in history due to its many associations with Robert Burns who lived there in the 1790's. and is nicknamed Queen of the South, known for the the name of the towns professional football club.

Pub Layout

This roadside pub is located on a busy main road. The main bar runs along the back of the room for the majority of this single storey building. With its dark wood features, high stool seating area and traditional brass features this is the focal point of the room, bring both the games area and lounge area together. This galley style bar area is a mixture of fixed and loose seating with a pool table and darts board to the right of the bar incorporating the traditional pub games. TV's adorn the walls promoting live sport too. The lounge area is comfortable but requires some modernisation. The fixed booth areas, alongside the mixture of fixed and loose seating area makes this the perfect dining area with scope to improve the food offer. The small decked terrace area provides some outside seating alongside onsite car parking facilities making this the perfect destination site.

TRADING STYLE

The Lochar Inn is a thriving establishment with a strong focus on its wet-led business complimented by a food offer. live sports and entertainment are key features with live music performances, quiz nights, or even karaoke evenings attracting a diverse audience. Given the favourable sales mix and minimal local competition for quality pub meals, investment in menu development to further enhance the food offer. Given its predominant roadside location this can provide substantial passing trade making this the perfect destination site.

ACCOMODATION

Private Accommodation

There is no private accommodation with this site.

FINANCIAL

Annual Rent: £22,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,000
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.

Beer Garden | Car Park | Function Room | Kitchen | Live Music | Sports Teams

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

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BDM VISION

Admiral are seeking to secure a dynamic and experienced licensee who is multi skilled and has the ability to maximise the trading opportunities that this pub presents. Our licensee must be community focused and be the face of the business. They must also enjoy traditional pub games alongside horse racing and live sport which currently is the focal point of this business. The licensee must have some food experience as the scope for development in this area is huge. The location of this site, alongside the plans for a major housing development in close proximity gives The Lochar Inn real potential for establishing itself as a community local whilst catering for destination diners too.


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