admiral
TAVERNS



REFURBISHMENT PLANNED

RED LION, DERBY

DERBY, DE65 6FL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Beautiful location in a well known village
- Premium drinks offer with plenty of Cask Ales
- Opportunity to enhance an already successful pub

YOUR INVESTMENT:
£13,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Red Lion is located in the South Derbyshire village of Repton, a lovely village nestled between Derby and Burton Upon Trent. The village is renowned for the prestigious Repton School and is lively with activities centered around the institution. Situated around 25 minutes from the M1, and just 2 miles from Willington Train Station. Repton is a picturesque village and is a fantastic start point for beautiful walks to the surrounding Derbyshire Hills. The towns mix of historical charm, community spirit, and modern amenities make it a delightful place to visit or reside.

Pub Layout

The front of the pub offers a warm welcome and greets you with carefully placed hanging baskets and external lighting, giving the pub curb appeal from day to night. Upon entry to the pub, you will see the large, L-shaped, wooden bar spanning across the whole trade area, the wooden beams on the roof give the pub a cosy, rustic atmosphere. To the right of the entrance, there is a dining area seating approximately 15-20 covers, featuring a cosy log burner for those colder evenings and television. There is also a small corridor here, providing access to the toilets, cellar and private accommodation. To the left, the pub has been extended to add additional floor space for busy periods, this room still provides access to the main bar servery, complete with a pool table and seating for a further 10-15 covers. Double doors lead out from the extension to a good sized car park and large external rear drinking area. With a proactive and enthusiastic tenant we have potential opportunity to invest in a refurbishment in the future.

TRADING STYLE

The pub is currently predominantly wet led with 10% of sales being food, the current food offer consists of pizzas, burgers and grazing platters. With two other pubs in the village well known for food, The Red Lion has taken the opportunity over the last few years to establish itself as a true, quality village local pub. The pub plays a key role in village life and attracts a strong local customer base with regular pub activities, music and a great pizza offer. The pub has a strong premium drinks range and is well known for it's choice of cask ales, and especially Bass – which is an important ale to sell in this area.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, kitchen, lounge, office and bathroom.

FINANCIAL

Annual Rent: £26,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £3,500
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.
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.

Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Food Preparation Area | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The pub is available due to planned retirement of the current licensee, and represents a fantastic opportunity for the successful applicant to build on the foundations this licensee has built and further drive the pub forward. Admiral Taverns are looking for an excellent operator with a good knowledge of the area to take on The Red Lion. Maintaining a small food offer and a steady rhythm of the week, will be crucial to this pubs success, as well as the sale and maintenance of the pubs Cask Ales.


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