

TRAVELLERS REST, DERBY DERBY, DE22 3AJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Travellers Rest is located on Ashbourne Road in Derby, a 20 minute walk from the main University campus and 15 minutes from the city centre. Historically part of the infamous Derby Mile the pub is now alone on this end of Ashbourne Road in a very prominent main road position but able to serve the many houses nearby. Derbyshire is named after Derby, which was its original county town. As a unitary authority, Derby is administratively independent from Derbyshire County Council. The population of Derby is 261,136 (2021).

Pub Layout

The trade area has two bars and although open plan has two distinct separate areas. Upon entering the main entrance, to the left you will find the Darts Oche and a mixture of fixed and loose seating and a TV. Walking through to the rear of the pub is where you will find the pool table and games machines and also access to the toilets. From the main entrance to the right, you will find more fixed a loose seating with the main bar which also boasts an open fire. The pub has real character and warmth with the layout conducive with attracting all parts of the local market. To the rear of the property there is a decent sized paved external drinking area with benches and separate external toilets, The Travellers Rest also benefits from having a well sized, self contained function room with its own bar and toilets located externally to the rear of the pub. There is also a large car park located to the rear of the pub.

TRADING STYLE

This site offers a great opportunity for either someone new to the trade

ACCOMMODATION

Private Accommodation

This consists of three bedrooms, a sitting room, bathroom and kitchen.

FINANCIAL

Annual Rent: £26,000

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

Working Capital: £3,000

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.

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.

BDM VISION

We are looking for a licensee who can re establish this pub with cask ale, a regular programme of activities and entertainment and fully maximise the potential. The pub has a large function room which is accessed separately to the pub and has its own toilets, cellar and its own bar –



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Sports Teams



Car Park