

Victoria Inn

Derby, DE1 2RR

AGREEMENT TYPE

Five Year Agreement

FACILITIES



DESCRIPTION

The Victoria is located in Derby city centre and has excellent visibility across the city, opposite the main train station and only a short walk to Derby College & Pride Park. The pub benefits from its location generating footfall from commuters, students and rail users. Surrounding the pub is mixed housing with a population of locals and students. Derby is a city located in the East Midlands. In the 2011 census, the city had a population of 248,700.

Pub Layout

The pub has two trading areas allowing the licensee to differentiate the business hosting many activities and catering to all its customers. To the left is the bar area providing a traditional drinking space whilst to the right is the lounge with high backed leather armchairs and an open fire. To the rear of the pub is a newly refurbished function room which has been utilized for both private events and live music. There is an excellent range of keg beers, lagers & ciders and a well established cask ale market with a thriving range of premium spirits.

FINANCIAL DETAILS

Annual Rent: £16,000

Security Deposit: £5,000

Working Capital: £5,000

Stock: £2,000

Fixtures and Fittings: Upon Valuation - funding options 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.

Training: £250 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

I am looking for a business orientated individual or couple with the ambition and skills to further develop this well-established and respected pub. You will need good social, marketing and networking skills to further develop the offer and online marketing presence to attract and retain a wider range of clientele.

TRADING STYLE

The pub is mainly drinks focussed however there is a small food offer supplied from a galley kitchen. There's a great opportunity to further develop the food into this pub including breakfasts taking advantage of a 7.00 am license. The majority of business comes from early afternoon and evening trade, but with the permitted hours allowing the pub to open for business throughout the day proving a great opportunity to build on the overall offer utilising the extended license.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of three large bedrooms, a bathroom, living room and office.

ADDITIONAL INFO

Annual Rent – This is our lowest rent figure associated with a Full Tie. If the tie is reduced the effective rent (via Tie Release Fees) will increase. Rent is billed and paid for weekly in advance depending on the payment terms agreed)

Security Deposit – This sum of money will be held on your account and will be returned to you on exiting of the pub based on your final account balance and the condition of the property

Working Capital – This is a recommend amount required which will be used in the day-to-day running of the business

Stock – This will be valued by an independent valuer on the day you take over the pub. This includes unbranded glassware, unopened bottles, wines, spirits, any unopened / opened kegs and cask ale providing the container is unopened

Fixtures & Fittings – This includes any item that is bolted to the floor or walls, and a fitting to be any item that is free standing or hung by a nail or hook. This will also include furniture

Training – This is required when taking on a Business Support Agreement. Included is an e-