

Junction Tavern

Derby, DE1 1LX

AGREEMENT TYPE

Five Year Agreement

FACILITIES



Live Music



Sports Teams



Beer Garden



£4,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Junction Tavern is a detached building located on the edge of Derby city centre and is surrounded by residential housing. There are local businesses such as factories located close to the pub and the centre of Derby is only a five-minute drive. The M1 motorway is approximately ten miles away and is only a short distance to all busy 'A' roads.

Pub Layout

The pub trades from one central bar located to the left side as you enter the pub that serves all areas of the pub consisting of wooden flooring and fixed seating for up to 25 covers. The condition of the pub is excellent with fixtures and fittings all in good condition. There is a darts area to the right side of the pub and the corridor leading to the ladies and gents toilets is located to the rear which also leads onto an excellent beer garden with four benches. Although there is no car parking, there is plenty of street parking close by.

A great opportunity as approval has been granted for some minor refurbishment / capex works to the pub.

ACCOMMODATION

Private Accommodation

The private accommodation consists of two bedrooms, lounge, kitchen and bathroom all in reasonable decorative order.

BDM VISION

The Junction Tavern is an excellent starter pub for an individual or couple who are looking to progress forward within the hospitality industry. There are many opportunities to re-establish mid-week sales through sports teams and entertainment. To assist you with this, you will be fully supported throughout your journey by myself and through our Business Support Agreement.

TRADING STYLE

The Junction Inn is a traditional community pub that has excellent support from the locals and is well established within the community. The pub benefits from having darts teams and offers a wide selection of entertainment from karaoke to quiz nights. Sky Sports and BT Sport is also shown in the pub and Admiral Taverns have an offer in place with all of its pubs to obtain 30% discount through Molson Coors and Sky.

FINANCIAL

Annual Rent: £12,500

Security Deposit: £1,000

Working Capital: £1,000

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.