admiral
TAVERNS

BUCKINGHAM ARMS, LEIGHTON BUZZARD

LEIGHTON BUZZARD, LU7 2RB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Buckingham Arms occupies a prominent position at the top of the main road linking Leighton Buzzard to Linslade, making it highly visible and easily accessible. This traditional 19th-century pub is full of character, featuring classic double-fronted bay windows that reflect its historic charm. Just one mile from Leighton Buzzard's vibrant market town centre, and only 350 yards from the mainline train station with fast services to London Euston in just 30 minutes, the pub is ideally located for both locals and commuters. Surrounded by established residential neighbourhoods, it also sits at the heart of a rapidly expanding area with over 10,000 new homes recently built or under development attracting a growing population of young families and professionals. With its strong location and timeless appeal, The Buckingham Arms is well placed to thrive in this dynamic and fast-growing community.

Pub Layout

The main entrance to The Buckingham Arms sits proudly between two large bay windows, leading directly into the inviting main bar area. Here, guests are greeted by a beautiful Victorian-style servery, complemented by a mix of high and low-level seating that creates a warm and relaxed atmosphere. Convenient access to both ladies' and gents' facilities is available from this space. Heading past the bar to the right, and through the side entrance, you'll find a spacious sports lounge at the rear of the pub. Designed for more lively gatherings, this area features a pool table, dartboard, juke box, and multiple TVs that regularly screen live sports. The lounge also offers a mix of fixed and casual seating, as well as separate access to additional ladies' and shared gents' facilities. Outside, the pub boasts a good-sized rear car park with space for around 12 vehicles, while the charming front courtyard terrace complete with bench seating and original railings offers an ideal al fresco spot.

TRADING STYLE

The Buckingham Arms is a classic, wet-led community pub, well supported by local residents and known for its friendly atmosphere, quality drinks, and midweek team nights. With darts, pool teams, and a history of lively weekly events, it's long been a favourite local spot especially for watching live sport on Sky and TNT Sports. The pub benefits from two separate bar areas, allowing for a cosy front bar and a spacious rear lounge that can host around 60 people for sports fixtures or private events. Popular for its real ales, the Buckingham has regularly offered a rotating selection of three hand-pulled cask ales, alongside modern draught lagers, premium spirits, and quality wines, ensuring there's something for everyone. Outside, the enclosed courtyard terrace offers a relaxed, sociable space perfect for unwinding after work or catching up with friends in the heart of this commuter-friendly town.

ACCOMODATION

Private Accommodation

The accommodation consists of living room, two double bedrooms, large bathroom, domestic kitchen, office, and private garage.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Live Music | Open Fire | Sports Teams

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admiraltaverns.co.uk

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FINANCIAL

Weekly Rent: £397.12
Estimated Annual Turnover*: £268,758
Security Deposit: £3,000 (with build up to £5000) or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £3,000
Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil 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

The Buckingham Arms presents an exciting opportunity for an experienced licensee or a passionate couple ready to take on a rewarding new challenge. With an extensive internal refurbishment planned, Admiral Taverns is making a significant investment in the pub and is seeking a tenant with the drive, ambition, and vision to match. This is a rare chance to build a profitable, community-focused business with strong local appeal. Support will be available; however, success will depend on the licensee's passion for the trade, a customer-focused approach, and strong commercial awareness. Rebuilding and maintaining a vibrant social media presence will be essential to attracting new customers and re-establishing The Buckingham Arms as a key destination within the local area. With the right energy and commitment, the pub has the potential to thrive once again. An experienced licensee or couple would be ideally placed to modernise and strengthen the offer while preserving the pub's traditional village character. By maximising multi-stream trading, the business could build strong daytime, evening, and weekend trade through activities such as quizzes, live music, themed nights, private events, and community-led initiatives. Strengthening the pub's role as a community hub will be key. Opportunities include hosting local events, working with local groups and organisations, and engaging customers through social media and regular communications. Maintaining excellent standards of comfort, flexibility, and a friendly, welcoming service should remain central to the offer.

FUTURE PLANS

The external appearance of the pub will be enhanced through the installation of striking new signage and feature lighting, alongside refreshed decoration and newly painted fencing to create a welcoming first impression. Internally, the bar and lounge areas will benefit from newly upholstered seating and high-quality new carpeting, providing a comfortable and inviting customer environment. A dedicated sports area will be created through the removal of fixed seating and the introduction of a specialist darts zone, complete with attractive wooden flooring to define the space and improve usability. The bar servery will be redecorated to align seamlessly with the newly refurbished interior scheme, incorporating upgraded optics and enhanced lighting to improve both aesthetics and functionality. Both the Ladies' and Gents' toilet facilities will be fully refurbished, including new urinals and WCs, modern vinyl flooring, contemporary vanity units, and refreshed décor designed to complement the pub's overall interior design.
The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.

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