



CROWN INN, SOMERCOTES

CROWN, SOMERCOTES DE55 1RE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The pub is a well presented, semi detached public house situated at the heart of a large residential community, close to a local industrial estate. Serving as a focal point for the surrounding neighbourhood, the pub operates within a well-established catchment area of approximately 15,000 residents. Somercotes itself is a thriving Derbyshire village with a predominantly working-class demographic and a strong sense of local identity. The area benefits from excellent transport connections with the B600 providing easy road access, regular Trentbarton bus services linking to Alfreton and Derby, and Alfreton railway station located just a short distance away. The Crown's position within a busy and well-populated area makes it ideally placed to attract a loyal local trade while also appealing to passing custom from nearby employment parks and through traffic.

Pub Layout

Upon entering, guests are greeted by a warm and welcoming interior with the main bar directly ahead, creating an immediate focal point. To the left, a spacious seating area with a mix of tables and chairs provides a comfortable setting for socialising, complemented by a well-maintained pool table that adds to the lively atmosphere. Several TVs are positioned throughout, ensuring excellent views for those enjoying live Sky Sports. Continuing through the pub, past the bar on the left, visitors will find well presented ladies' and gents' facilities and direct access to a generous, enclosed beer garden, an ideal space for outdoor drinking and to hold community events during the warmer months.

TRADING STYLE

The Crown is a lively, community-focused pub that sits at the heart of local life in Somercotes, offering a warm and friendly atmosphere alongside a vibrant social calendar. Trading predominantly as a wet-led venue (around 95% of turnover), the pub also offers a small selection of snacks and sandwiches to complement its drinks trade. The single, spacious trading room provides a flexible and welcoming environment, featuring live sport shown through TNT Sports and Sky, ensuring a steady flow of customers throughout the week. Entertainment is hosted fortnightly, with popular themed events such as Halloween, St Patrick's Day, and Christmas parties drawing large local crowds. The pub is also home to pool teams, gaming machines, and proudly sponsors a local football team, reinforcing its strong community ties. With its consistent trade, sociable atmosphere, and loyal customer base, The Crown represents a well-established and highly regarded local pub with excellent potential for continued success.

ACCOMMODATION

Private Accommodation

The private accommodation consists of four bedrooms, a living room, kitchen and bathroom.



3+ Private
Bedrooms



Beer Garden



Cask Ale



Live Music



Sports Teams

FINANCIAL

Weekly Rent: £326.92

Estimated Annual Turnover*: £259,314

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

Working Capital: £5,000

Stock: £1,500

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.

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.

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

BDM VISION

The Crown, Somercotes presents an excellent opportunity for either an experienced licensee or someone new to the industry looking to take on a well-established community pub. As the true hub of the local area, the Crown thrives on its friendly, social atmosphere and loyal customer base. The ideal licensee will be hands-on and passionate about engaging with the community; maintaining the pub's strong local identity through regular entertainment, live Sky and TNT Sports, and active darts and pool teams. With a spacious trading area and large enclosed beer garden, there is great potential to further develop the pub's events calendar and build on its reputation as a welcoming venue for all. This is a fantastic opportunity for an enthusiastic licensee to take on a solid, community-driven business and continue its role as a cornerstone of Somercotes life.



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