admiral
TAVERNS



GATE INN, BRANSTON

MAIN STREET, BRANSTON, DE14 3EY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Gate Inn is a detached property in Branston just a short drive from Burton-on-Trent town centre. Branston is a scenic village in East Staffordshire with a population of several thousand people, located on the River Trent. there is a mix of amenities and nature spots such as the Branston Water Park which is a local nature reserve. There are several local bus routes serving stops within a 5-10 minute walk of the pub, Burton-on-Trent railway station is around 3km away, the pub is also just a 5 minute drive to the A38 giving access to Derby, Lichfield and Birmingham.

Pub Layout

There are two distinct trading areas in the Gate, both served by a central bar. Walking through the main pub entrance and out of the small lobby area there is the bar to the left and lounge to the right. With TV's, gaming machine, pool table and juke box the bar is ideally set up for drinkers and the lounge is a larger more open plan area with comfortable seating and a cosy nook area. Both trading areas have access to the rear toilet corridor which also has a disabled toilet. There is a kitchen which is of a good size. To the rear of the lounge area there are double doors leading to a patio with bench seating, to the left there is an undercover seated area. The garden itself is vast with plenty of potential for events in the summer months. To the front of the property there is a substantial carpark for around 25 cars.

TRADING STYLE

Whilst mainly wet led at the moment The Gate has an excellent opportunity to establish a strong food offer inclusive of Sunday lunches. The size of the garden is ideal for families and large enough for external functions such as weddings and parties. The pub is currently well known for the quality of its cask ales and this is something to be developed further.

ACCOMODATION

Private Accommodation

The private accommodation consists of four bedrooms, along with bathroom, kitchen and lounge. This area is in exceptionally good condition.

FINANCIAL

Weekly Rent: £538.46
Estimated Annual Turnover*: £419,438
Security Deposit: £7,000
Working Capital: £3,000
Stock: £4,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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.
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.

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

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns

BDM VISION

The Gate is an established business and significant effort has been put into ensuring that the pub is very well run with no operational issues and represents an opportunity for someone to continue its growth with expansion of the food offer being a real opportunity.


3+ Private Bedrooms


Beer Garden


Car Park


Cask Ale


Kitchen


Live Music


Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns