admiral
TAVERNS



GREYHOUND INN, LYDNEY

LYDNEY, GL15 5PA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Greyhound is a large, double fronted, detached pub situated just outside the centre of Lydney and benefits from being surrounded by a popular residential area as well as being in close proximity to the main High Street. The pub sits in a prominent and elevated position being located on a slight hill, with a good sized garden to front and side. Lydney is a town in the county of Gloucestershire and is conveniently situated on the west bank of the River Severn and is approximately 16 miles south west of the city of Gloucester.

Pub Layout

Access to the Greyhound is both via the front door from the road and to the rear via the spacious beer garden. On entering the Greyhound, you will notice that there are two distinct trade areas which are interlinked and are both serviced by the good sized central bar. The smaller side of the trade area is currently used as a pool table and darts zone at present, however, this could be further utilized as a small function room. The main bar area in an L shape, has an open fire, lots of TV's and a mixture of seating. To get to the main entrance a customer has to walk past a good sized beer garden to the front and side of the property. The living accommodation have recently undergone significant refurbishment to a high standard.

TRADING STYLE

The Greyhound is a drinks focused, local community pub, that has it's main clientele from the houses and town around the area. The pub was always the hub of the town with sports teams and televised sport entertainment as well as local live music and karaoke nights. With the spacious beer garden and ample internal room, the Greyhound utilises the space well to provide zoned areas to facilitate diverse groups within the building. After work drinking and night time entertainment as well as summertime outside drinking could all contribute to the diverse income streams of the site.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, lounge/office and a bathroom with separate toilet. We have recently completed a significant refurbishment of the PQ's.

FINANCIAL

Weekly Rent: £200.00
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,500
Stock: £2,500 – Special Offer of £1000 Trade Credit towards first order
Zero Business Rates* – 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. Please note, this only applies to pubs marked with an Asterix *
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

3+ Private Bedrooms | Beer Garden | Live Music | Open Fire | Sports Teams

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

admiraltaverns admiral_taverns

BDM VISION

I am looking for a passionate and driven individual or couple who have excellent retail standards. Ideally the best person for this pub would be someone from the local area who can reconnect the pub back with the local community. They will need an active rhythm of the week and a strong marketing plan with good social media presence to ensure the business is being driven forward.
The new licensee could also look to introduce a back bar food offer and encourage more families from the community as well as introduce innovative drinks offers to put the pub at heart of the local town again. Focussing on re-stablishing the day time drinking trade as well as re-connecting with sports teams and re-introducing rugby via BT Sports would increase the footfall and promote the welcoming feeling that the pub can hold. Music and sports have always been a key element in driving the business at this site and someone who can maximise on this would aid the pub in reaching it's full potential.


3+ Private Bedrooms


Beer Garden


Live Music


Open Fire


Sports Teams

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