admiral
TAVERNS



IMPERIAL INN, GLOUCESTER

GLOUCESTER, GL1 2AG

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Imperial Inn is a traditional pub situated on Northgate Street in the centre of historic city of Gloucester. This city centre location is less than a five minute walk from all of the bus and rail stations making it a great location for tourists in the area. With its world-famous cheese rolling and over 200 years of history, the city of Gloucester is packed full of things to do. The iconic Kingsholm Rugby Stadium lies in the heart of the city and is home to Gloucester Rugby where its chants can be heard for miles during match games and the venue hosts some of the industries finest artists every year. The local area is part of a regeneration scheme for Gloucester and many of the older, larger buildings will be being transformed into affordable accommodation and also student accommodation, creating lots of additional local custom.

Pub Layout

The Imperial Inn is a traditional Victorian style pub which dates back to early 18th Century. It has great character and fantastic, charming features throughout with an impressive, tiled frontage. The pub boasts a single bar, one room trading area which is of a good size, with a mix of banquette and fixed seating, as well as tables and comfortable chairs. The bar is located in the heart of the pub meaning it is easily accessible from all sides and there is also a darts board and multiple televisions located around the trading area for live sports.

TRADING STYLE

The Imperial is currently trading as a drinks-focused pub, offering a variety of core, esteem and premium lagers. It also offers a great range of cider and cask ale as well as a good range of craft beer and spirts. The Imperial provides a great atmosphere for sports and entertainment having three screens for live sports coverage including sky sports, BT sports, racing UK and more, so that you never miss a moment of sport. The Imperial thrives off the local rugby matches and various other events throughout the year held at Kingsholm. Regular entertainment and a good rhythm of the week gives this traditional local pub a great buzz and vibe. There is an opportunity here to introduce a back bar food offer.

ACCOMODATION

Private Accommodation
The accommodation has three large bedrooms, two of which are double and one single room, a lovely large lounge, bathroom and WC. The domestic kitchen is located on the ground floor. The upstairs living accommodation has recently benefitted from a full redecoration including a new bathroom and new carpets throughout.

3+ Private Bedrooms
Cask Ale
Live Music
Sports Teams

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FINANCIAL

Weekly Rent: £288.46
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £2,500
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 categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The new licensee will have vision and a clear plan for The Imperial Inn. They will come with fresh ideas and innovation and will be able to capture this in a business plan that will be reviewed regularly with their BDM. They will engage with all aspects of the community and local businesses, creating a great working environment for their team by leading them the way and showcasing what great looks like. They will have passion and take pride in everything they do, focussing on retail standards to ensure the Imperial Inn stands out from the competition and creates a memorable experience, day in day out. There is a great opportunity here at the Imperial to invest with the right licensee and really drive it to the forefront of the area. The local area is part of a regeneration scheme for Gloucester and many of the older, larger buildings will be being transformed into affordable accommodation and also student accommodation, creating lots of additional local custom.


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