



## KENSINGTON TAVERN, DERBY

### DERBY, DE22 3QP

**AGREEMENT TYPE:**  
**TENANCY**

**YOUR INVESTMENT:**  
**£5000**

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

Located close to Derby city centre the Kensington Tavern sits just off the main road. This traditional local community pub is prominently positioned and is surrounded by a large amount of mixed ownership housing. The population in this area of Derby comprises of all ages from residents who have lived in the area for decades to students studying at the Derby University. The pub's location is ideal to also reach the A38 & the M1 and Nottingham is a short journey. Derby is a city and unitary authority area in Derbyshire. The pub is a traditional solid red brick building with licensee accommodation on the first floor.

### Pub Layout

The Kensington is a typical one room L shaped open plan popular locals pub. On entry -to the left is the corridor to the toilet facilities, midway down the room to the left is the well laid out bar servery. The trading area has mixed seating and varied tables and chairs and a major feature of this room is the welcoming open fire over to the right. To the rear of the room and over to the left is the area designated for the pub sports team games, which has darts board and pool. Outside is a large lawned beer garden/drinking area which has a number of benches and adjacent is the licensee rear yard with space for three cars.

## TRADING STYLE

### Trading Style:

This pub is traditionally drink focused with pool & darts. Live entertainment such as Karaoke and live artists could feature to develop trade further. There is the opportunity to add income from developing a small back bar food offer ie sandwiches and hot pies etc.

## ACCOMMODATION

### Private Accommodation

The pub consists of private accommodation with 2 large bedrooms and 1 small room, a lounge, kitchen and bathroom all in very good order.

## FINANCIAL

**Annual Rent: £12,000**

**Security Deposit: £2,000**

**Working Capital: £1,000**

**Stock: £2,000**

**Fixtures and Fittings:** Upon Valuation – funding options 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.

**Training:** £325 plus VAT

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

## BDM VISION

This is an opportunity to grow the current offer and engage with the local community and possible enhance sports teams

To develop the current wet offer with some premiumisation, add televised sports & entertainment. Maximise the number of pub sports teams and add to the income by developing a back bar food offer.