



KENSINGTON TAVERN, DERBY

DERBY, DE22 3QP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Kensington is a detached pub located in a densely populated residential area just a five-minute walk from Derby city centre. Positioned close to the University of Derby campus and a variety of independent businesses, the pub benefits from a diverse customer base of local residents, students and visitors. Situated north-west of the city centre, it enjoys excellent road connectivity via the nearby A38, providing direct access to Burton upon Trent, the M1 and the wider East Midlands. Regular bus services operate close to the pub, offering convenient links across Derby, while Derby Railway Station is just two miles away, with direct services to Nottingham, Birmingham and destinations further afield.

Pub Layout

When entering the pub, customers are welcomed through a small entrance passage that leads directly into the open-plan trading area, with the bar positioned centrally ahead. To the left is the access to the customer toilets, while an attractive open fireplace creates a focal point opposite the bar. Beyond this, the trading space opens into a comfortable seating area, with a pool table located at the far end of the pub. The Kensington benefits from a single-bar operation and a spacious open-plan layout, making it well suited to both social gatherings and community events. Externally, the pub offers a generously sized beer garden, along with a rear yard featuring a covered smoking shelter.

TRADING STYLE

The Kensington operates as a traditional wet-led community pub serving a loyal local customer based within a relaxed and welcoming environment. Currently the pub offers entertainment such as live music and karaoke with a programme of pub activities, there is plenty of scope to grow the rhythm of the week further through additional events, activities and community engagement initiatives.

ACCOMMODATION

Private Accommodation

The private accommodation offers two bedrooms, dining kitchen, office, lounge and family bathroom.

FINANCIAL

Weekly Rent: £308 plus VAT

Estimated Annual Turnover*: £221,884

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

Working Capital: £3,000

Stock: £4,000

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.

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

We are seeking a resilient, customer focused licensee with a strong work ethic and a passion for creating a thriving community pub, the ideal licensee will possess strong leadership and people skills. You will be able to structure a good rhythm of the week to grow the business further by utilising your strong marketing skills.



Beer Garden



Cask Ale



Live Music



Open Fire



Sports Teams

FUTURE PLANS

Refurbishment works are planned subject to approval and include external painting, new lighting and signage. Internal decorative, fixtures & fittings and improvements to the toilets.

The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.



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