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TAVERNS



LAMB, NEWHALL

NEWHALL, DE11 0TW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£5,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Newhall is a commuter settlement located between Swadlincote and Burton Upon Trent. The Lamb is a traditional village pub prominently positioned on the main arterial road through Newhall and is surrounded by a large amount of mixed ownership housing. To the east of Newhall is the market town of Ashby-de-la-Zouch, it is also very close to the M42 which links Nottingham and Birmingham. The pub dates back to the mid-1800's and is in the heart of the village and backs onto the local park which has both a a Bowling Green and Family Park. Newhall boasts local amenities such as primary and secondary education schools, Community centre, post office, Newhall Football Club and several local businesses.

Pub Layout

The lamb is a typical two-roomed popular locals pub. On entry to the left is the L-shaped bar/ traditional pub room, which has darts board, numerous TV`s showing live sports and there is some entertainment at weekends. Entering to the right is the comfortable lounge area with which boasts well upholstered seating and varied tables and chairs and a major feature of this room is the welcoming open fire. As it has a small servery the lounge can also double up as a function room. To the rear of the two trading spaces is a corridor which access`s the ladies and gents toilets. Externally, to the left is the car park which has room for approx. 8 cars. There is the outside drinking area which has a number of benches and adjacent is the timber smoking shelter. With a proactive and enthusiastic tenant we have potential opportunity to invest in a refurbishment in the future.

TRADING STYLE

The pub trades as traditional drinks focused pub with televised sports enhanced with Sky Sports and BT Sports. Live entertainment such as Karaoke and live artiste`s is well supported by the local community. There is the opportunity to add income from developing a small food offer such as pizza's, pies, sandwiches etc.

ACCOMODATION

Private Accommodation
The private accommodation consists of two large bedrooms and one small room, a lounge, kitchen and bathroom all in good order. The Office is situated on the ground floor.

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

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FINANCIAL

Weekly Rent: £288.46
Estimated Annual Turnover*: £265,886

- Starting rent £100 per week (net) for first 12 weeks
- £500 towards first trade order

Security Deposit: £2,000 (with build up to £5000) or the equivalent of three months' rent, whichever is greater
Working Capital: £1,500
Stock: £1,500
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.

BDM VISION

The Lamb is a beloved community pub seeking an individual or couple with strong ties to the area and a solid understanding of online marketing platforms. Alongside maintaining a consistent weekly schedule, introducing a back bar food menu could significantly boost the pub's revenue streams. Additionally, optimizing the pub's offerings for televised sports and entertainment events would further enhance its appeal to customers.


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