



## LEOPARD, TUTBURY TUTBURY, DE13 9NA

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£12,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Leopard is a historic pub in Tutbury, Staffordshire with origins starting as four cottages, after an ale house was established in the first of these cottages in 1870, the other cottages over the years became part of the pub as they became available. A short walk away from Tutbury Castle, the pub is very attractive both internally and externally and has strong kerbside appeal sitting on the corner of Monk Street and Castlegate in Tutbury which is one mile from Hilton train station. Tutbury is a village north of Burton Upon Trent and 20 miles south of the Derbyshire Peak District with a population of circa 3,100 residents and is surrounded by the agricultural countryside of both Staffordshire and Derbyshire.

#### Pub Layout

The main entrance is located at the front of the pub and opens directly into the spacious bar area. While the pub is largely open plan, the layout naturally creates a number of distinct seating areas, providing a welcoming atmosphere for both drinkers and diners. A feature fireplace serves as a focal point and adds to the character of the space. The toilets, including accessible facilities, are accessed from the main bar, along with a compact kitchen and a small drinking area to the rear of the property.

To the front of the pub is a dedicated external drinking area operating under a pavement licence. This popular space is well used throughout the year and provides excellent visibility, acting as a natural showcase for the pub and helping to attract passing trade.

### TRADING STYLE

The pub currently operates as a wet-led business, presenting an opportunity to introduce a simple handheld food offering that would complement the existing trade, appeal to customers and encourage longer visits. Building on its strong reputation for live music and events, there is also significant potential to enhance and broaden the entertainment programme, creating additional reasons for customers to visit and return regularly.

### ACCOMODATION

#### Private Accommodation

The private accommodation consists of three bedrooms, lounge, kitchen and bathroom all of which are in good order.

### FINANCIAL

**Weekly Rent:** £336.54

**Estimated Annual Turnover\*:** £256,007

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

**Working Capital:** £3,500

**Stock:** £3,500

**Business Rates:** £Nil. Based on the April 2026 rating list, the Zero 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.**



3+ Private  
Bedrooms



Food  
Preparation  
Area



Live Music



Sports Teams

## BDM VISION

This pub presents an excellent opportunity for an enthusiastic and community minded licensee with the skills and drive to grow current sales. The ideal licensee will be confident in building strong local relationships and positioning the pub as the community's first choice destination. There is significant potential to develop a vibrant offer including sports viewing, a varied programme of regular activities, partnerships with local teams, consistent live entertainment, and a simple yet popular handheld food menu.



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