admiral
TAVERNS



LOCHAR INN, HEATHHALL

DUMFRIES, DG1 1TZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Lochar Inn is located in a predominant road side position on the A701, the main route from Dumfries through Heathall. This road has direct links to the A74 leading North to Glasgow and Edinburgh, South to Carlisle and West to Stranraer. Located in the market town of Dumfries, near the mouth of the River Nith this former royal burgh since 1186 is steeped in history due to its many associations with Robert Burns who lived there in the 1790's. and is nicknamed Queen of the South, known for the the name of the towns professional football club.

Pub Layout

This roadside pub is located on a busy main road. The main bar runs along the back of the room for the majority of this single storey building. With its dark wood features, high stool seating area and traditional brass features this is the focal point of the room, bring both the games area and lounge area together. This galley style bar area is a mixture of fixed and loose seating with a pool table and darts board to the right of the bar incorporating the traditional pub games. TV's adorn the walls promoting live sport too. The lounge area is comfortable but requires some modernisation. The fixed booth areas, alongside the mixture of fixed and loose seating area makes this the perfect dining area with scope to improve the food offer. The small decked terrace area provides some outside seating alongside onsite car parking facilities making this the perfect destination site.

TRADING STYLE

The Lochar Inn is a thriving and well-established pub, renowned for its strong wet-led trade that is perfectly complemented by a growing food offer. Live sport and entertainment play a central role in the pub's appeal, with regular live music performances, quiz nights, and karaoke evenings creating a lively and welcoming atmosphere that attracts a diverse range of customers. With a favourable sales mix and limited local competition for quality pub dining, there is a significant opportunity to further enhance the food offer through thoughtful menu development and investment. Situated in a prominent roadside location, the Lochar Inn also benefits from excellent visibility and substantial passing trade, making it the ideal destination for both locals and visitors alike. This combination of a vibrant entertainment schedule, strong drinks trade, and potential for food growth positions the Lochar Inn as a standout community pub with real potential for future success.

ACCOMODATION

Private Accommodation

There is no private accommodation with this site.

Beer Garden | Car Park | Function Room | Kitchen | Live Music | Sports Teams

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FINANCIAL

Weekly Rent: £423.08
Estimated Annual Turnover*: £372,249
Security Deposit: £5,500
Working Capital: £2,000
Stock: £2,000
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

Admiral Taverns are seeking to appoint a dynamic and experienced licensee who is multi-skilled, well-funded, and ready to maximise the trading opportunities that will follow a significant planned investment in this site. The ideal licensee will be community-focused, becoming the face of the business and at the heart of local life. They will have a genuine passion for traditional pub activities, enjoying classic games such as darts and pool, as well as sharing in the excitement of horse racing and live sport, both of which remain key focal points of the Lochar Inn's current offer. A strong background in food is also essential, as there is considerable potential to expand and develop a quality food proposition that will attract both locals and visitors. With its excellent location and the upcoming major housing development nearby, the Lochar Inn is perfectly positioned to establish itself as a thriving community hub while also appealing to destination diners. This represents a fantastic opportunity for a motivated and hands-on licensee to take the business forward and make it truly their own.

FUTURE PLANS

Admiral Taverns are considering a significant investment in this site upon completion of the current five-year agreement. The proposed works will deliver a comprehensive transformation both externally and internally, enhancing the overall appeal and customer experience. Externally, the investment will include a full redecoration of the building, complemented by new signage and upgraded lighting to improve visibility and kerb appeal. Structural works will also be undertaken where required to ensure the building remains in excellent condition. Internally, the site will undergo a full redecoration featuring distinctive wall coverings, new flooring, upgraded lighting, and refreshed soft furnishings to create a welcoming and contemporary atmosphere. A new pool table and a dedicated feature darts lane will further enhance the entertainment offer. The toilets will be fully refurbished, with the ladies receiving new toilets and the gents benefitting from new urinals. Both areas will be fitted with modern vanity units, new flooring, and stylish wall coverings, providing a high-quality finish throughout.
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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