admiral
TAVERNS



LOCHSIDE TAVERN, LOCHSIDE

DUMFRIES, DG2 9PR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Located just outside of the market town of Dumfries near the mouth of the river Nith, The Lochside Tavern is situated in Lochside on the outskirts of a housing estate. This 60's style building, surrounded by housing and local shops, all within walking distance, the Lochside Tavern really does contribute to this area as the hub of the community. The Lochside Tavern is accessible by car via the A75 and A701 roads, among others, offers regular train and bus services and benefits from the car park surrounding the pub.

Pub Layout

Upon entering the Lochside Tavern, customers are welcomed by a small entrance hall, with the ladies' toilets and gaming machine conveniently positioned off this area. Directly ahead sits the main bar, centrally located within the large open-plan trading space and forming the focal point of the pub. The interior features a mix of fixed and loose seating, together with wooden and carpeted flooring, creating a warm and comfortable atmosphere while naturally separating the bar and lounge areas. To the left-hand side of the entrance is the lounge area, which is ideally suited for private functions, meetings, and community activities such as bingo. This section also includes a small raised area complete with a second pool table and additional darts board, making it well suited for team games and social events. To the right is the main bar area, offering a mixture of bench seating and low-level tables and chairs. A centrally positioned pool table and wall-mounted televisions showing live sport and racing help create a lively and welcoming environment. The gents' toilets are also located within this section of the pub.

Externally, the property has recently benefited from refurbishment works and includes a small fenced outdoor seating area with wooden benches extending onto the surrounding grassed area, providing additional customer space during warmer months. To the rear of the pub there is on-site parking for approximately 10 vehicles.

TRADING STYLE

The Lochside Tavern currently trades as a wet-led venue, operating predominantly during late afternoon and evening hours. It is well established as a core estate sports pub and already benefits from a strong focus on team sports, making it a popular hub for local leagues and social groups. There is clear potential to further develop the offer by introducing a small food menu to attract lunchtime trade and broaden the customer base. The separate lounge area also provides an excellent opportunity for privately catered functions, meetings, and community events, adding an additional revenue stream. The existing sports provision, including pool and darts facilities, supports regular team activity, and this could be enhanced further through structured leagues and organised competitions. Strengthening the pub's team sports offering in this way would help drive increased weekday evening trade, encourage repeat visits, and reinforce its position as a key community sports destination.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Weekly Rent: £197.12
Estimated Annual Turnover*: £261,298
Security Deposit: £5,000 or three months rent whichever is greater
Working Capital: £3,500
Stock: £4,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: Free of Tie on wine, spirits and minerals.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

Beer Garden | Car Park | Function Room | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

Admiral Taverns are seeking a community-focused licensee to take this well-established local pub forward. The ideal licensee will enjoy being at the heart of the community, building strong relationships with regulars, engaging with local groups, and driving growth across both wet and food sales. The pub will remain primarily wet-led, with a strong emphasis on local residents, live sport, social occasions, and community events that create a consistent weekly trading rhythm. There is clear opportunity to build on the existing offer by introducing a simplified, quality food and snack menu to increase spend and widen appeal. A successful licensee will bring energy, strong marketing, and an active social media presence to promote events, engage the local community, and maximise awareness. There is also scope to increase trade by extending the current use of opening hours. Overall, the vision is to create a busy, welcoming community pub with a strong identity and something happening throughout the week.


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