admiral
TAVERNS




# METRO BAR, DERBY

## DERBY, DE1 2DS

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

**YOUR INVESTMENT:**
**£16,500**

CALL **01244 321 171** FOR MORE DETAILS

## DESCRIPTION

The Metro Bar is a well?established late?night music venue located in Derby's vibrant Cathedral Quarter, a popular area surrounded by other licensed venues, independent shops and offices. Derby is a mid?sized city with a diverse and mixed demographic, and the bar sits at the heart of one of the city's more upmarket and lively quarters. Its central location benefits from strong footfall and excellent transport links, with numerous bus routes nearby and Derby train station just a 15–20 minute walk away, making the pub easily accessible for both local customers and visitors alike.

**Pub Layout**

The Metro Bar is a highly visible and contemporary venue with a striking glass frontage that gives it strong presence and natural light. Internally, the bar is laid out in an open?plan design, centred around a dedicated dance floor, with a mix of booth and loose seating that supports both socialising and late?night trade. A single bar servery positioned to the right?hand side provides clear operational oversight, while wooden flooring throughout adds to the venue's clean, modern feel. Toilets are neatly positioned to the rear, and the inclusion of gaming machines within the bar area adds an additional revenue stream. Overall, the layout and appearance offer a practical, flexible space well suited to a busy music?led venue.

## TRADING STYLE

The Metro is a wet?led venue that currently trades part of the week with Friday and Saturday nights being the focus. This presents a clear opportunity to broaden the retail offer and extend trading across additional days and occasions. The bar benefits from an extensive drinks range, largely positioned at accessible, value?led price points, which has strong appeal to its existing customer base. There is significant scope to further enhance the offer by introducing premium products, creating opportunities to drive increased spend while diversifying the pub's overall appeal.

## ACCOMODATION

**Private Accommodation**
The private accomodation consists of three bedrooms, a lounge, bathroom and kitchen.

## FINANCIAL

**Weekly Rent:** £491
**Estimated Annual Turnover*:** £287,840
**Security Deposit:** £5,500
**Working Capital:** £6,000
**Stock:** £5,000
**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

Live Music

Email: recruitment@admiraltaverns.co.uk
**admiraltaverns.co.uk**

admiraltaverns admiral_taverns

## BDM VISION

The Metro Bar presents a strong opportunity for a licensee with experience of city centre licensed venues. There is clear potential to build on the existing trade and reposition the bar as a standout destination within the city, driven by confident leadership, strong social media presence and further enhancement of the current retail offer to grow the day time trade as well as keeping the bar busy in the evenings with the 2am licence at the weekend.



3+ Private Bedrooms



Live Music

Email: recruitment@admiraltaverns.co.uk
**admiraltaverns.co.uk**