admiral
TAVERNS



MINERS ARMS, BRASSINGTON

BRASSINGTON DE4 4HA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,375

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Miners Arms is located in the heart of the charming Peak District village of Brassington, set amidst the stunning Derbyshire countryside. Positioned roughly sixteen miles northwest of Derby, it is also just a short drive from both Ashbourne and Matlock. This unspoiled village is surrounded by picturesque landscapes, making it an ideal base for exploring the Limestone Way, Tissington Trail, and Carsington Reservoir. It's the perfect destination for relaxing, hiking, dog walking, and enjoying various outdoor activities. Brassington boasts a strong sense of community, with amenities such as a school, church, local shops, and businesses contributing to its welcoming atmosphere.

Pub Layout

Upon stepping into this traditional village pub, you'll find an open-plan trading area thoughtfully arranged to suit a variety of activities, complemented by decor that reflects its charming character. There's a snug area near the bar, a central section catering to traditional drinkers, and a cosy lounge ideal for enjoying a quiet drink or watching entertainment. Dining is available throughout the pub, offering a welcoming atmosphere for all visitors. At the heart of the main bar is a feature fireplace with a classic log burner, adding warmth and ambiance. Outside, a delightful beer garden provides stunning views of the surrounding countryside, perfect for relaxing and soaking in the picturesque scenery

TRADING STYLE

This pub enjoys strong support from the local community and has established a solid reputation over time. The weekly schedule is vibrant and varied, featuring live music, open mic nights, and jam sessions showcasing local talent throughout the month. A darts team adds to the lively atmosphere, hosting both home and away games. The menu highlights home-cooked dishes that cater to a range of preferences, with homemade pies, cakes, and themed evenings being particular favourites. Community involvement is a core focus, with the pub's outdoor space often utilised by visiting meat and fish vans. The external space would be perfect to host community events in the summer months. The well stocked bar has a vast product range catering for those cask ale enthusiasts to those who love a flavoured gin!

ACCOMODATION

Private Accommodation

There is private accommodation which consists of three bedrooms, lounge, kitchen and bathroom all in reasonable condition throughout. This is a great place for a family or couple to call home.

The current licensees have two guest rooms which are currently rented out on a nightly bases these are comfortable in style and make a great space for local walkers or the community requiring that extra space for families visiting.

Beer Garden | Car Park | Cask Ale | Kitchen | Live Music | Sports Teams

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FINANCIAL

Weekly Rent: £413.46
Estimated Annual Turnover*: £242,366
Security Deposit: £5,375
Working Capital: £3,000
Stock: £3,000
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

This is an exciting opportunity for a couple or family who can continue to drive and deliver what is already a great business. You will need experience in running a similar style pub, it requires a hands on approach to deliver top notch service and traditional homecooked food menu. While familiarity with rural settings is advantageous, it is not essential. Being a destination venue that also serves the local community, strong social media marketing skills are highly desirable to attract and engage a wider audience.

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