admiral
TAVERNS

RAWDON ARMS, SWADLINCOTE

MOIRA, DE12 6AL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Rawdon Arms is a substantial detached public house occupying a prominent corner position on a busy roadside location within the popular village of Moira. Benefiting from excellent visibility and passing trade, the property sits at the heart of a well-established residential community and enjoys easy access from both Leicestershire and neighbouring Derbyshire. Moira is a thriving former mining village situated approximately 2.5 miles south-west of Ashby-de-la-Zouch and around 3 miles south of Swadlincote. The village lies within the renowned National Forest, an area that attracts visitors throughout the year for its woodland walks, outdoor leisure activities and heritage attractions. The surrounding area is a mix of established housing, local businesses and tourist destinations, making Moira an attractive location for a community-focused pub business. The village benefits from strong transport links via the A444 and nearby A42, providing convenient access to Burton upon Trent, Ashby-de-la-Zouch, Swadlincote and the wider East Midlands region.

Pub Layout

Upon entering through the front door, you step into the pub via a porch, leading into the spacious trading area with an open-plan layout. To the right, there's a walkway leading to the toilets, a darts board, and to the left, you'll find the pool area. The establishment boasts a single bar for patrons to enjoy. Facing the front of the building, to the right there is a small car park which can cater for circa 6 vehicles and to the rear is the external drinking area. There is further external seating to the front of the pub also.

TRADING STYLE

Currently, the Rawdon operates as a wet-only community pub. It features televised sports for patrons to enjoy, hosts a weekly quiz night, and occasionally offers live entertainment.

ACCOMODATION

Private Accommodation

This accommodation consists of three bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £432.69
Estimated Annual Turnover*: £333,051
Security Deposit: £5,500
Working Capital: £2,000
Stock: £4,000
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.
Business Rates: £Nil. Based on the April 2023 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.
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 | Beer Garden | Car Park | Cask Ale | Live Music | Sports Teams

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

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BDM VISION

We are looking for an enthusiastic and community-minded licensee with a passion for creating a welcoming local pub. The ideal licensee will enjoy building relationships within the village, engaging with a broad range of customers, and establishing the Rawdon Arms as the go-to destination for both regulars and new visitors. There is an opportunity to further develop the business by introducing a simple food offering and enhancing the weekly entertainment and events programme. Whether you're new to the licensed trade and looking for your first opportunity, or an experienced publican seeking your next venture, the Rawdon Arms offers excellent potential to build a thriving community-focused business.

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