admiral
TAVERNS



RED LION, DERBY

DERBY, DE65 6FL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Red Lion is located in the South Derbyshire village of Repton, a lovely village nestled between Derby and Burton Upon Trent. The village is renowned for the prestigious Repton School and is lively with activities centered around the institution. Situated around 25 minutes from the M1, and just 2 miles from Willington Train Station. Repton is a picturesque village and is a fantastic start point for beautiful walks to the surrounding Derbyshire Hills. The towns mix of historical charm, community spirit, and modern amenities make it a delightful place to visit or reside.

Pub Layout

Upon entry to the pub, you will see the large, L-shaped, wooden bar spanning across the whole trade area, the wooden beams on the roof give the pub a cosy, rustic atmosphere. To the right of the entrance, there is a dining area seating approximately 15-20 covers, featuring a cosy log burner for those colder evenings and television. There is also a small corridor here, providing access to the toilets, cellar and private accommodation. To the left, the pub has been extended to add additional floor space for busy periods, this room still provides access to the main bar servery, complete with a pool table and seating for a further 10-15 covers. Double doors lead out from the extension to a good sized car park and large external rear drinking area.

With a proactive and enthusiastic tenant we have potential opportunity to invest in a refurbishment in the future.

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.

TRADING STYLE

The pub is currently predominantly wet led with 10% of sales being food, the current food offer consists of pizzas, burgers and grazing platters. With two other pubs in the village well known for food, The Red Lion has taken the opportunity over the last few years to establish itself as a true, quality village local pub. The pub plays a key role in village life and attracts a strong local customer base with regular pub activities, music and a great pizza offer. The pub has a strong premium drinks range and is well known for it's choice of cask ales, and especially Bass – which is an important ale to sell in this area.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, kitchen, lounge, office and bathroom.

FINANCIAL

Weekly Rent: £500.00
Estimated Annual Turnover*: £386,172
Security Deposit: £6,500
Working Capital: £5,000
Stock: £3,500
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.

Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Food Preparation Area | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

Admiral Taverns are looking for an excellent licensee with a good knowledge of the area to take on The Red Lion, you will have the experience and gravitas to grow this existing business. There is the opportunity to enhance the food offer and build a good rhythm of the week, this will be crucial to this pubs success, as well as the sale and maintenance of the pubs Cask Ales. Strong social media skills are a must and you will be able to draw down on your knowledge to enhance the offer for the community.


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