



GREYHOUND, CROMFORD

CROMFORD, DE4 3QE

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

YOUR INVESTMENT:
£30,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Greyhound is a distinctive historical building in Cromford. Cromford, situated in Derbyshire, is both a village and a civil parish nestled in the scenic valley of the River Derwent, between Wirksworth and Matlock. Positioned 17 miles north of Derby, 2 miles south of Matlock, and 1 mile south of Matlock Bath, it boasts a picturesque location – the train station is a 7 minute walk away and there is a direct bus route to both Sheffield and Chesterfield from outside the pub. With a rich history intertwined with the Arkwright family and local business narratives, the Greyhound is ideally situated for those exploring the Peak District through walks, cycling, and visits to various attractions.

Pub Layout

Upon stepping into the impressive Greyhound, you are welcomed by a spacious open-plan bar and dining area. To the right, an arrangement of individual tables and seating is primarily designed for dining purposes, while to the left, an elevated lounge area offers comfortable seating. Towards the rear, a compact function/private dining area for 20 awaits, perfect for small gatherings, private dining experiences, or meetings. Additionally, you'll discover a well-equipped catering kitchen, male and female restrooms, and a captivating woodfire pizza oven on display. The Greyhound proudly features eight very well maintained en-suite letting rooms, conveniently accessed through the pub. Externally, a small parking area on the left provides parking options, supplemented by additional off-road parking or public parking to the front. A charming courtyard terrace graces the side, adding to the overall appeal of the establishment.

TRADING STYLE

The Greyhound operates as a multifaceted establishment, encompassing a hotel, bar, and restaurant, renowned for its high-quality, premium culinary offerings. With an impressive selection of cask ales and fine wines and well known for its Sunday lunch, The Greyhound caters to a diverse clientele. While enjoying steady trade from the local customer base, it also attracts visitors, tourists, and walkers/cyclists seeking a delightful experience from fare and wide.

ACCOMODATION

Private Accommodation

This accommodation consists of one en-suite bedroom for staff and an office.

Letting Rooms

There are 8 well equipped en-suite letting rooms, well decorated. *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.*



Beer Garden



Car Park



Cask Ale



Function Room



Kitchen



Food Preparation Area



Letting Rooms



Open Fire

FINANCIAL

Annual Rent: £65,000

Security Deposit: £14,000

Working Capital: £8,000

Stock: £8,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Agreement: A tenancy or lease option is available.

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 historic pub, set in beautiful surroundings, represents a fantastic opportunity with real wow factor. The site includes eight high-quality letting rooms, creating a strong and diverse income stream. We have temporarily closed the pub to allow Admiral to undertake a refurbishment and reopen with a sparkling, revitalised venue. To support a successful launch, we will also provide £3,000 of dedicated marketing support. We are seeking an experienced licensee or couple with a proven track record of running a successful, multi-faceted business. A strong background in food-led operations is essential, along with ideally experience in managing letting rooms. You will be confident in delivering a consistently high standard of quality food and service.

The successful applicant will be commercially driven, with a solid understanding of social media and modern marketing techniques to maximise both local and tourist trade. Embedding yourself within the community while also building the pub’s wider reputation will be key to success. This is a rare opportunity to take on a business with significant potential, and the right licensee will be able to develop and execute a strong business plan to fully unlock it. A commitment to high standards, customer service, and operational excellence will be fundamental in establishing this pub as a standout destination.

FUTURE PLANS

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