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TAVERNS

THREE MERRY LADS, CUTTHORPE

CUTTHORPE, S42 7AJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Three Merry Lads is an attractive period property complemented by a tasteful, sympathetically designed side extension. Prominently situated on a busy main road in the picturesque village of Cutthorpe, the pub enjoys a prime trading position just three miles from the market town of Chesterfield and on the doorstep of the renowned Peak District National Park. Located close to the heart of the village, with the local cricket ground directly behind the premises, the pub is perfectly positioned to welcome players and spectators seeking refreshments after a match. Surrounded by beautiful countryside, country parks, rivers and the well-known Linacre Reservoirs, The Three Merry Lads attracts not only the loyal local community but also a steady flow of visitors exploring the area.

Pub Layout

The trading area is arranged in a traditional two-room layout, centred around a well-positioned main bar. To the front of the property is a spacious open-plan lounge and dining area, which has been thoughtfully modernised with feature walls, contemporary lighting and soft furnishings. A welcoming open fire creates a warm and relaxing atmosphere, making it an ideal setting to enjoy a drink or meal. This room benefits from its own large bar servery, along with a designated dining section towards the front of the pub, furnished with a combination of fixed and loose seating to provide flexibility. To the rear, the second room is currently operated as games room. This space offers a more informal setting, complete with a pool table, television and darts oche, together with a separate bar. In addition, the pub features a private first-floor function room with its own bar counter and wooden dancefloor. This versatile space is well-suited to small functions, private parties, training sessions, or business meetings. Supporting the trading areas is a well-equipped commercial catering kitchen with ample preparation and storage space, along with a ground-floor cellar. Externally, the pub benefits from a substantial customer car park, comfortably accommodating approximately 20 vehicles.

TRADING STYLE

The Three Merry Lads currently operates as a traditional village pub, popular with both casual diners and drinkers alike. The business benefits from a strong and well-established base of regular trade throughout the week, with occasional events receiving excellent support from the local community. There is clear scope to further develop the business by enhancing the existing food offering, introducing regular themed dining nights and complementing this with an extended range of cask ales, premium wines and spirits. Such initiatives would broaden the pub's appeal and increase average spend. The versatile two-room layout naturally supports the development of pub sports teams alongside a strong food-led proposition and regular entertainment schedule. In addition, the private first-floor function room presents a valuable opportunity to grow function trade, creating an additional and sustainable income stream through private hire, celebrations, corporate meetings and community events.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and is in good order. It consists of three good-sized bedrooms, lounge, bathroom and kitchen.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Food Preparation Area | Live Music

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FINANCIAL

Weekly Rent: £351.98
To help you get off to a strong start, an introductory rent significantly below the headline rent of £18,303 will be offered to allow the new licensee(s) to establish and build the business during the early trading period.
Stepped rent structure (introductory period):

- **Weeks 1–8:** £175.99 per week plus VAT
- **Weeks 9 onwards:** £351.98 per week plus VAT

Estimated Annual Turnover*: £317,257
Security Deposit: £2,000 (build up to £5,000)
Working Capital: £3,000
Stock: £5,000
Zero Business Rates* 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. Please note, this only applies to pubs marked with an Asterix *
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

Anthony Lowther Knowles is looking for an ambitious licensee to take an already successful business and elevate it further. With a solid reputation, established customer base and a proven food offer, there is clear potential for someone with the energy, creativity and commercial flair to enhance the current offer, attract new customers and unlock the pub's full potential.
Ideal Applicant
We're looking for someone who has:

- The ambition and determination to grow a thriving business
- Energy and enthusiasm to build on existing success
- Creativity and flair to enhance the food, drinks and entertainment offer
- Strong leadership skills with the ability to motivate and develop a team
- A customer-focused approach and commitment to excellent hospitality
- Commercial awareness to identify opportunities and maximise sales
- A genuine desire to become part of the local community

If you have the vision to build on a solid foundation and the drive to take the business to the next level, we'd love to hear from you.

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