admiral
TAVERNS



TRUMPET INN, ILKESTON

ILKESTON, DE7 8NZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Trumpet is a three storey semi-detached building located in a highly residential area of Ilkeston called Cotmanhay. Local shops and amenities are close by and the town centre is only a five minute drive – there is easy access to bus routes. With a population of circa 4,500 there is a large local target market.

Pub Layout

Upon entering the pub there is a central bar servicing all areas of the open plan trade area. To right of the pub there is seating for approximately 25 with access to the toilets and to the left is a pool table and darts area with access to a lovely external courtyard drinking area which is located to the rear of the pub. In good order and well kept, the pub has a welcoming feel and has a feel of exactly what it is – a wet led community pub. Although no pub car park, there is parking nearby.

TRADING STYLE

The Trumpet is very much a locals pub for the local community and offers pool, darts, sports viewing and a skittle alley. Currently this is a wet led pub but has the potential for a basic handheld back bar food offer. With the low rateable value, Sky Sports is key to the retail offer.

ACCOMODATION

Private Accommodation
This consist of three bedrooms, lounge, kitchen and bathroom which are all in reasonable order.

FINANCIAL

Weekly Rent: £383.65
Estimated Annual Turnover*: £176,056
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £2,000
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 pub is suitable for both experienced and first time operators in particular those that have a passion for ensuring that this pub continues to play a large role in the local community and have the vision to drive the sales further.
Our vision for the Trumpet is to be the local pub of choice in the community with an emphasis on pub activities and sports viewing together with introduction of a backbar food offer.

3+ Private Bedrooms | Beer Garden | Live Music | Sports Teams

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

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