admiral
TAVERNS



WHITE LION, DENBIGH

DENBIGH, LL16 3TE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£17,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Situated on Back Row in the heart of the historic market town of Denbigh, the White Lion occupies a convenient position close to the town centre and its range of local shops, businesses and amenities. The pub is well placed to attract both local residents and visitors to the town, with the surrounding villages and rural communities providing a wider customer catchment. Denbigh benefits from good road connections, with the A525 providing links towards St Asaph and the North Wales coast to the north and Ruthin to the south. Local bus services also provide connections within Denbigh and to surrounding communities, making the pub accessible to customers from across the local area.

Pub Layout

From the front entrance, you step straight into the main bar, where traditional bar stools and a welcoming layout immediately create a classic pub feel. A doorway towards the rear leads past the toilet facilities and into the comfortable lounge area. Low-beamed ceilings, fixed bench seating and loose tables and chairs give the pub plenty of traditional character, complemented by carpeted areas and a feature fireplace. A dartboard and fruit machines add to the relaxed, community-pub atmosphere. Outside, there is a small paved beer garden with wooden benches, alongside a covered area providing a practical smoking solution.

TRADING STYLE

This is a wet-led, community focused pub with a loyal, established customer base, attracting a predominantly mature clientele during the week and a younger crowd from the town at weekends.

ACCOMODATION

Private Accommodation

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

FINANCIAL

Weekly Rent: £481
Estimated Annual Turnover*: £252,605
Security Deposit: £6,250
Working Capital: £5,000
Stock: £6,000
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

The successful licensee will need to be community focused, creating a welcoming, traditional local pub experience for both residents and visitors to the town. Being the face of the pub will be key, with regular customers valuing a visible, hands-on licensee who enjoys being behind the bar and engaging with the community. This could be a great starter pub for the right person or partnership, provided they can demonstrate a

3+ Private Bedrooms

Beer Garden

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

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FUTURE PLANS

With the right licensee we are proposing an investment in the pub.
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.



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