

THE LADYBOWER INN

Ladybower, Bamford, Hope Valley, Derbyshire S33 0AX



Pub Information

The Ladybower Inn is located on the main A57 road between Sheffield and Manchester (Snake Pass) near the village of Bamford. The tourist attraction of Ladybower Reservoir is 200 yds from the pub. The stone-built pub dates back to the 18th century as a coaching inn, with the adjacent building being converted to letting accommodation in more recent times. There is a car park for approximately 40 cars, with longer spaces for campervans. For those looking to have a drink admiring the view, there is a large patio area to the front and an enclosed grassed beer garden to the side.

- Outstanding location overlooking Ladybower Reservoir in the Derbyshire Peak District
- Popular with walkers, cyclists, fishing parties and visitors to the area
- Large car park with spaces for camper vans
- Beer garden
- Fully equipped commercial kitchen
- 7 ensuite letting rooms in adjoining accommodation block with planning permission for a further 9 rooms



DETAILS OF FACILITIES IN THE NEIGHBOURHOOD

The historic villages of Derwent and Ashopton were famously flooded when the construction of Ladybower Reservoir was completed in 1943. It is now a popular tourist attraction in the High Peak district attracting over 2 million visitors a year. The area is popular with walkers, there being several well known walks available around the reservoir. Cyclists also frequent the area, with fishing and sailing also taking place on the water. The pub stands along on the main A57, with the village of Bamford within easy walking distance. There is a Primary school and a few small shops in Bamford. Other popular villages nearby include Hathersage and Castleton.

LIVING ACCOMMODATION

The domestic area comprises 2 double bedrooms, a single bedroom, a family bathroom, a large kitchen with central dining area and a very large lounge with views over the reservoir. There is oil central heating throughout and the private quarters are in good condition.

BRIEF DESCRIPTION OF THE PRESENT TRADING ENVIRONMENT

The pub has an open plan trading area with a central bar servery opposite the main entrance. There are 64 covers throughout and feature fireplaces at either end of the pub. There is a large trade kitchen with 2 x 6 ring burners as well as other catering equipment and a walk in cold room. The flooring in the kitchen and the bar area have recently been renewed. There is a good-sized subterranean beer cellar and several additional storage rooms. Outside, there is a sunny beer patio with benches and a dry-stone walled beer garden – both have stunning views over the reservoir and surrounding countryside. Opposite the pub is the good sized car park, which is licensed for campervans. The separate accommodation block houses 7 ensuite letting rooms.

Room 1 = Standard double

Room 2 = Standard double

Room 3 = Twin room

Room 4 = Large family room with a double bed and 2 single beds

Room 5 = Standard double

Room 6 = Standard double

Room 7 = Self contained family/easy access room with private bathroom and shower

All rooms have tea and coffee making facilities and flat screen TV's

EXPERIENCE AND QUALITIES TO BE DEMONSTRATED BY THE SUCCESSFUL APPLICANT

- Catering experience essential
- Experience of hotels or pubs with rooms also preferred
- Determined to provide the highest retail standards
- Proficient on social media
- Interest in outdoor pursuits would be advantageous

LICENCE DETAILS

Alcohol Sales
8:00am – 0:00am

Live & Recorded Music
8:00pm – 0:00am

BUSINESS AGREEMENT AVAILABLE

This pub is available on a 3-year renewable secured tenancy (i.e. automatically renewable). This includes a supply agreement for all wet stock. The Profit Partnership Plus tenancy agreement offers highly discounted Free Trade Cash and Carry Pricing. For the duration of the term of the agreement and subsequent agreements if renewed, there are no rent reviews.

Taking on the Pub

Projected Annual Turnover:
£947,385.97 exc. VAT

Estimated Wet/Dry Splits:
36% Wet; 50% Food; 14% Acc

Full Investment Breakdown

Rent:

£120,000.00

Rateable Value:

£56,250

Profit Partnership Investment: £25,000
(Returnable deposit subject to Terms & Conditions)

Valuation Fees:

Approx. £400

Stock & Glassware:

Approx. £2,000

Total Ingoing Investment: £27,400

Plus Working Capital In Reserve

Working Capital in Reserve: £5,000

Additional Services

Annual Cellar Cooling

£2.00 per week

Fire Alarm & Emergency Lighting

Servicing Scheme (if installed)

£9.94 per week

AJG Business Insurance (Optional)

From £16.51 per week

Plumbing Services (Optional)

£2.88 per boiler/ per week

Health & Safety Support Services

(Optional)

£5.67 per week

Gas Catering Equipment (Optional)

£2.61 per week

Circle 17 Utilities (Optional)

Trade (3 year history up to April 2022; Feb 2020 & Feb 2019)

| Years | Composite Volume (Brls) Including Minerals | Beer/Cider/Alcopops (Brls) | Wines (Gals) | Spirits (Gals) |
|-------|--|----------------------------|--------------|----------------|
| 2022 | 277 | 172 | 231 | 38 |
| 2020 | 347 | 213 | 294 | 29 |
| 2019 | 365 | 210 | 305 | 41 |

ENERGY PERFORMANCE

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

KEY BENEFITS OF OUR PROFIT PARTNERSHIP PLUS AGREEMENT

- Independent family company
- No rent reviews for duration of tenure, including at renewal
- Drinks supplied at highly discounted prices
- Free & Subsidised training courses
- Ingoing investment proportionate to expected returns
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structural repairs

THE RECRUITMENT PROCESS

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882010. The recruitment process involves several stages. Initially you are advised to read our 'Eyes Wide Open' policy manual. We also abide by the Pub Sector Tenanted Code of Practice, which is legally binding.