PALMERS
BREWING IN DORSET SINCE 1794

PUB BUSINESS OPPORTUNITY

LORD NELSON, BRIDPORT

52 East Street, Bridport DT6 3LL



The Lord Nelson is a Bridport institution, sitting right at the heart of the town and its community. Its prominent town centre location, Bridport's popular twice weekly market and year round calendar of events provide a strong and varied customer base, while letting bedrooms, a south facing walled garden and traditional skittle alley offer additional opportunities to develop the business.

The Lord Nelson offers an exciting opportunity for a community minded operator to develop a thriving town pub, combining great drinks, good food and a warm welcome with the added income potential of comfortable en-suite letting bedrooms upstairs.

"A much loved Bridport pub with a prime town centre position and real opportunity to build on an established local following."

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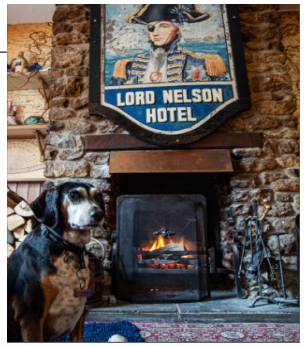
TRADING SPACE & ACCOMMODATION

The recently re-furbished traditional front bar is a cosy and well used social area, offering over 35 covers. In addition, there is a popular skittle alley, four very popular en-suite letting rooms and residents lounge/ private hire area. The commercial kitchen offers room to grow food sales at both lunch and dinner with an additional 25 covers in the rear courtyard garden. The comfortable and light licensee accommodation consists of two bedrooms, lounge, bathroom and kitchen.

35
INSIDE

20+
OUTSIDE

3
LETTING ROOMS



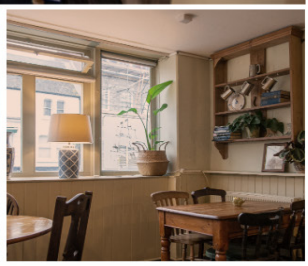


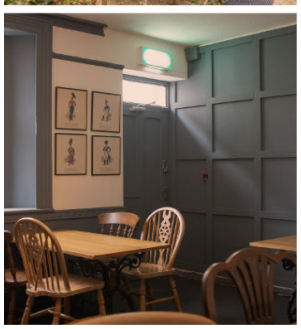


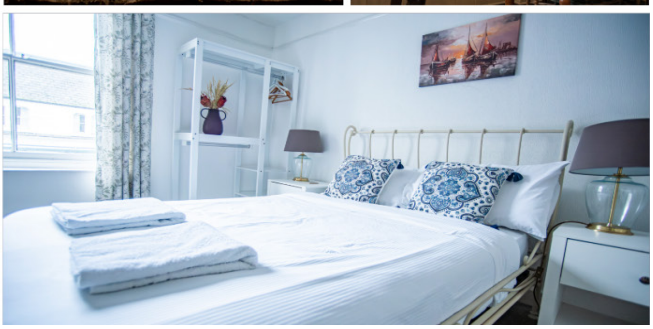












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YOUR BUSINESS
OUR UNRIVALLED SUPPORT

A successful partnership starts with understanding your ambitions and helping you prepare to take the helm. From business planning and cellar training to menus, marketing and digital setup, our experienced team will work with you to get the foundations in place before you open. That support continues throughout your tenancy with regular business reviews, practical advice and direct access to the people who can help. Whether this is your first pub or your next venture, we tailor our guidance to your needs, giving you the independence to make the pub your own, and the support to develop your business with confidence.

SUPPORTING YOUR SUCCESS

THE SERVICE CHARGE

£1,587.14
per annumn

Our service charge takes care of many of the essential compliance, testing and regulatory requirements associated with running the property.

Palmers arranges and manages these services centrally on your behalf, reducing the administrative burden and the need to organise individual contractors. This means that the important requirements are professionally managed and kept up to date, leaving you free to concentrate on running and developing your pub.

DIGITAL SUPPORT

We supply a domain associated with the pub, a public facing email and personalised branded emails. You will also receive access to the pub's social platforms.

REPAIRS COVERED

Palmers covers structural repairs and major property costs, including plumbing, electrics and external decoration. Our property team offers advice and support, with your responsibilities clarified before you take over.

BEER QUALITY

We are passionate heritage brewers with 5 award winning ales and seasonalk ales to complement. We offer in house cellar tech support & training as well as ABCQ Cellar Management qualification and automatic enrolment in our Cellar Champion internal audit & Cask Marque accreditation.

INSURANCE

Palmers covers buildings insurance. You will need to arrange public and employers' liability insurance, plus cover for your own contents.

INDUSTRY MEMBERSHIP

Your membership of the British Institute of Innkeeping is funded by the brewery. The BII offer a wealth of support ontheir portal and helplines.

FINANCIAL SUPPORT

A tenancy requires significantly reduced upfront capital and we offer tailored ingoing financial support packages. Regular business review meetings help you to build trade and keep your outgoings in check to maximise your profit at the end of the month.

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THE TENANCY

Our traditional non-assignable three year Brewer's tenancy gives you the independence to run your own pub, with the support of a highly experienced family brewery. Rent is based on an agreed percentage of turnover, subject to the minimum rent shown below. Your drinks range is supplied through Palmers, while you are free to choose your own food suppliers. We will explain the agreement, trading terms and respective responsibilities clearly, giving you time to take independent advice before committing.

8% WET

8% DRY

15% ACCOM.

RENT CALCULATED AS PERCENTAGE OF TURNOVER

Turnover is defined as sales at retail prices of food, drink and letting accommodation (if applicable) exclusive of VAT. Rent is paid monthly by direct debit.

£12,500pa
MINIMUM RENT OBLIGATION

A minimum turnover based rent, calculated as a percentage of the "Fair Maintainable Trade" that can be achieved by a "reasonably efficient opperator".

£7,400
RATEABLE VALUE

£0
ESTIMATED RATES PAYABLE 2026/7

The figure shown allows for the correct hospitality business rates multiplier, the additional 15% relief for eligible pubs and any applicable transitional or Supporting Small Business Relief. The final amount is subject to council confirmation and your eligibility. Rates payable from April 2027 will be subject to the Government's additional 20% relief for eligible pubs; full details and the revised amount are to be confirmed.

	POTENTIAL TURNOVER
WET	£125,000
DRY	£38,000
ACCOMMODATION	£35,000
TOTAL	**£198,000**

INGOING COSTS

INVESTMENT CAPITAL REQUIRED	TOTAL
TRADE INVENTORY (Based on comparables, repayment support plan available)	£18,000
DRY & WET STOCK, GLASSWARE, LOOSE CATERING & LINEN	£3,000
BROKER (Usually 5.5% of valuation plus expenses)	£750
DEPOSIT (A deposit contribution of £4,000 is payable on return of the offer letter, with the balance due at the start of your tenancy)	£8,000
TOTAL	**£29,750**

Palmers Brewery has made every effort to ensure that details and information are correct, no liability is accepted for any error, misrepresentation or opinion contained in these particulars. These particulars do not constitute part of an offer or contract.