

# LORD RAGLAN,

Lord Raglan, King's Road, Blackburn, UK



## PUB FEATURES

Located just off a busy main road, which leads down to Ewood Park, The Lord Raglan is in a great location within Mill Hill, Blackburn. Internally there is a bar located to the right hand side, along with a snug/vault area which contains a real fire. To the left there is a pool table and a separate seating area towards the rear. A good sized beer garden is located at the rear, with a covered smoking shelter. To the front of the property there is further external seating and a small area for parking. The living accommodation consists of 2 bedrooms (could be made into 3) office, lounge, kitchen and bathroom.

The premises offers a welcoming and traditional atmosphere with versatile spaces for casual drinks, dining, and entertainment. With the right approach, the Lord Raglan Pub can become:

- A Community Hub: Hosting regular events like quiz nights, live music, or charity events to build loyalty and attract new customers.
- A Sports Venue: Leveraging its atmosphere to create a lively spot for watching live sports with friends and family.

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## GALLERY



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# PUB KEY INFORMATION

## Trading Style

Trade at the Lord Raglan comes from the local houses and surrounding streets. It's a welcoming, community pub which offers something for everyone. Darts teams use the pub on a regular basis, there are 2 men's darts teams and 1 women's. There is also a pool team. Live Sports is shown, there is regular live entertainment, seasonal events such as a children's Christmas Party and two local football teams use the pub after matches and for their Christmas party. Both home and away fans use the pub on match days and it is in close proximity to the train station.

As a Thwaites customer, you will have the chance to shape the future of this historic pub, benefiting from its heritage while adding your personal touch. With support from Thwaites and a clear vision, the Lord Raglan could become one of Livesey Branch Roads standout venues, known for its hospitality, vibrancy, and community connection. This is a unique opportunity to bring fresh energy to a beloved local pub.

## Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

For more information regarding the energy performance of this property please contact us using the details below.

## Finance

Estimated Customer Profit based on Fair Maintainable Trade	£25,000
Guide Rent (exc. VAT)	£10,000 per annum ex vat
Last 12 Months Trading Volumes	107 beer and cider (36 gallons)
Type of Agreement	5 year agreement
Fixtures and Fittings Estimate	Approx £8,000
Security Bond	£5,000
Stock & Glassware Estimate	£5,000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 + vat TULIP

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