Great Longstone

WHITE LION

A beautiful 17th century coaching inn



OVERVIEW

There is a strong opportunity to be made with the White Lion, which is currently undergoing significant investment in preparation for its next Pub Partner. The White Lion is a stunning 17th-century coaching inn, set in the picturesque village of Great Longstone in the heart of the Derbyshire Dales. Full of charm and character, it features exposed beams, bare brick fireplaces, and a cosy yet stylish interior.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

FMT: Please note that this assessment is based on the “fair maintainable trade” that can be achieved by a “reasonably efficient operator”.

Potential turnover	**£491,098**
Agreement Type	**Pub Partnership**
Weekly rent	**£726.52**
Yearly rent	**£34,873**

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

Total ingoing costs	**17,294**
Four weeks rent	**£2,906**
Trading Deposit	**£6,000**
Professional Fees	**£2,222**
Stock & Glassware	**£6,000**

THE DETAIL CONTINUED

TRADING STYLE

The White Lion operates as a traditional, welcoming village inn with a strong focus on quality food, drink, and service. Its relaxed yet refined atmosphere attracts both locals and visitors, offering a mix of cosy fireside pints, casual dining, and celebratory meals. The pub currently showcases local artwork, adding a creative touch to the interior. With a strong community following and an already well-regarded offer, there is excellent potential to further develop the food-led trade, introduce events, and expand marketing reach. The ideal trading style will balance tradition with innovation, appealing to both loyal locals and Peak District tourists.

- Country pub
- Destination pub

TRADING SPACE

The White Lion offers a versatile and well-maintained trading layout. Upon entering, a snug seating area with open fire sits to the left, ideal for regulars. To the right, the main bar features two handpulls, a good range of lagers and ciders, and seating for around 30 guests. To the rear is the former restaurant space, now opened up and offering approximately 30 additional covers. A large, fully equipped kitchen with separate prep and KP areas supports the food trade. The upstairs includes a bright, stylish function room for up to 50 guests, with access to a quaint, private garden.

- Food
- Function room
- Beer garden
- Parking
- Private accommodation

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

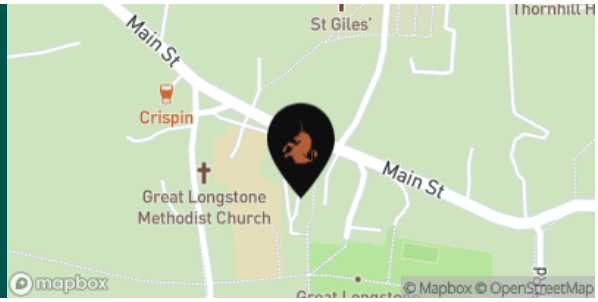
The White Lion provides spacious, comfortable private accommodation overlooking the heart of the village. It comprises three large double bedrooms, two of which include en-suite bathrooms, along with a good-sized living room, a fully fitted kitchen, family bathroom, and a dedicated office space. Ideal for a couple or family, the accommodation offers ample room and privacy away from the trading area. It's well presented and offers an excellent opportunity for a live-in operator to enjoy a peaceful rural lifestyle while managing a thriving business. The setup ensures a great work-life balance, with easy access to the pub and village amenities.

LOCATION

Great Longstone is a charming limestone village nestled beneath Longstone Edge in the stunning Derbyshire Dales. Just two miles from the popular town of Bakewell, Great Longstone attracts walkers, cyclists, and holidaymakers exploring the Peak District. The area offers a perfect blend of heritage and natural beauty, making it a destination for day-trippers and tourists alike.

WHITE LION

Main Street,
Great Longstone, Near Bakewell,
Bakewell,
DE45 1TA



THE DETAIL CONTINUED

BDM VISION

We're looking for a passionate, hands-on pub partner to take The White Lion to its next chapter. This pub has huge potential as a destination food venue and village hub, so we want someone who can deliver exceptional hospitality, with a strong background in food-led operations. You'll need to be community-minded, with great local engagement and the creativity to market the pub effectively year-round. With its character, location, and facilities, The White Lion deserves a committed operator who can bring energy, high standards, and vision to make it a must-visit in the Peak District, while becoming part of village life.



Olivia Wilson
Business Development Manager

DIGITAL PRESENCE

The White Lion already has a digital presence with both Facebook and Instagram pages, as well as its own website. In today's market, an online presence is essential for pubs, allowing customers to easily explore menus, events, and special offers before visiting.

↠ Pub Website

↠ Google Maps

↠ Facebook

↠ Instagram

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

This property's EPC rating is D.

DEMOGRAPHICS

The White Lion in Great Longstone is a Premium Village pub, situated in a picturesque Peak District village. The surrounding area indicates a clientele that values quality, sophistication, and social engagement. Income levels are predominantly in the “Very High” and “High” brackets, suggesting a market with strong spending power and a preference for premium offerings. Read the full report here.

THE DETAIL CONTINUED

RESOURCES & SUPPORT

At Robinsons, we're committed to making sure every one of our Pub Partners feels confident and fully supported throughout the onboarding journey. That's why we provide a comprehensive training course along with ongoing support across every department.