



FOR SALE

A collection of six public houses across
Leicestershire, Worcestershire, Warwickshire
and Derbyshire



THE CEDARS

The Cedars is a large and prominently located public house in the heart of Evington. This was once the grand home of writer, Edward Phillips Oppenheim, circa 1896 to 1905. It did not become a pub until shortly before World War II, circa 1938.

Internally, there are two main serving areas, with a formal restaurant area alongside a lounge bar with relaxed seating, TVs, and a games area.

The pub serves a range of British Pub classics and international dishes, with a strong level of wet sales.

The pub was built in the 1830s in classical style by two local architects, with renowned novelist E Phillips Oppenheim having resided there, before becoming a hotel in 1937 where the side wings were constructed, which is now used as the restaurant.



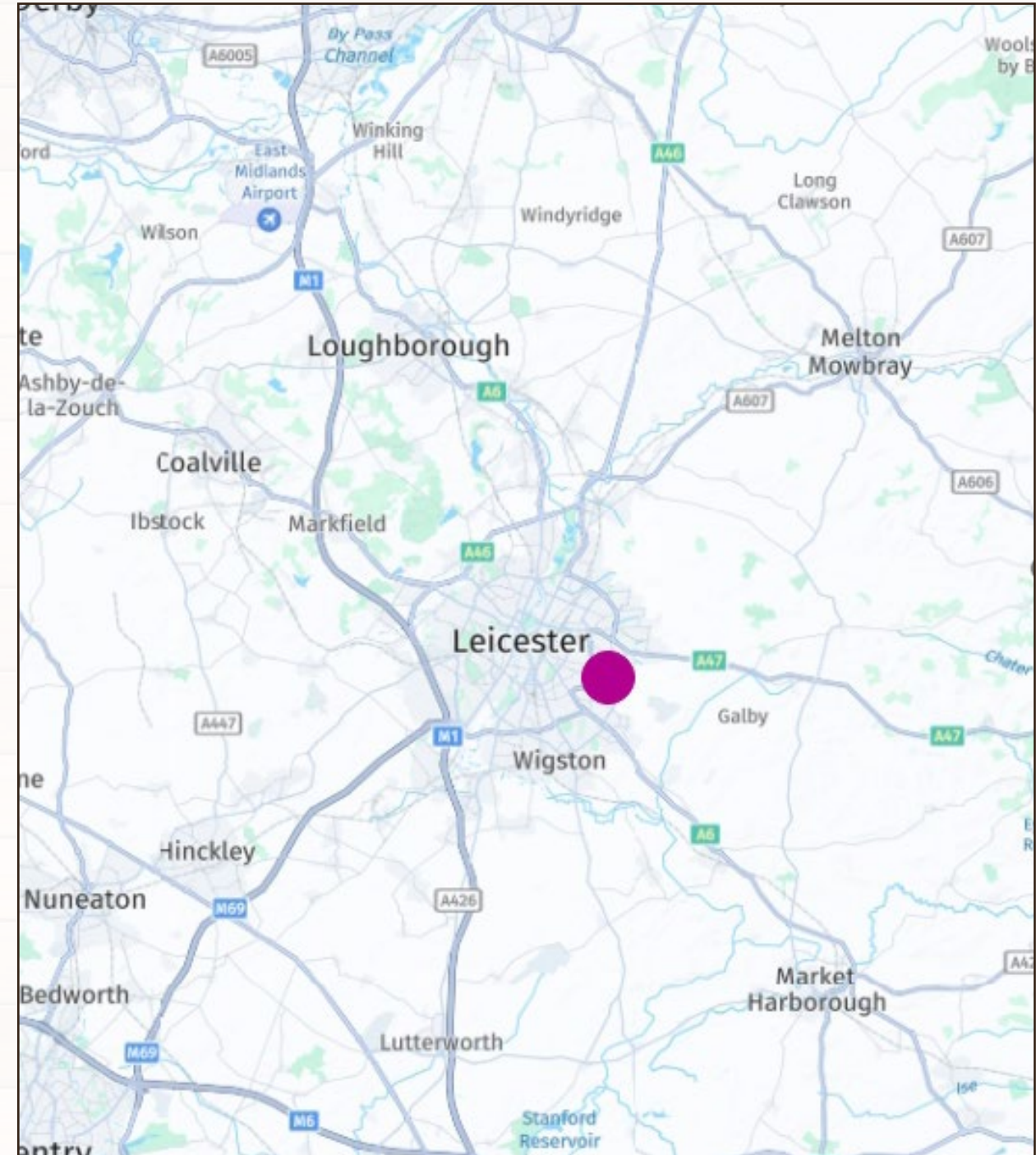


THE CEDARS

THE LOCATION & AMENITIES

The Cedars is in the suburb town of Evington, east of Leicester City Centre. Originally an historic village. Over time, the village has grown to a large ward with a population of over 17,000 according to the 2021 census.

The pub is located on Main Street of the historic village, and benefits from over 2,000 households within 1km of the property and is close to Evington Park, Evington Chapel, and other local amenities.





THE CEDARS



External Details

The property is positioned on a near 1 acre plot. The frontage of the building has a small amount of parking, with the rear of the plot providing the bulk of car parking.

The building surrounds an enclosed landscaped beer garden, with patio, pergola and lawned area, surrounded by a mature tree line.



Internal Details

The pub boasts a significant trading space, with over 6000 SqFt on the Ground Floor.

The pub offers flexibility in operating with two very distinct sections of the pub.

The main frontage contains the traditional pub element, with main bar servery and a large open room, with casual seating to suit drinking. This includes a mixture of bar stools, arm chairs dotted around a pool table and the main bar.

The rear of the pub contains the restaurant section of the pub, with four dining areas and a second bar servery, that allow for functions & events.

Additional ancillary space include the commercial kitchen, cellar, storage, customer WCs and staff facilities.





THE CEDARS

THE OPPORTUNITY

The Cedars has a great reputation and strong history with wet sales. The pub has a flexible layout and a stunning external aesthetic, with delightful private sunken beer garden to the rear.

The pubs two main rooms allow for varied trading opportunities, as well as events and functions in the heart of a dense residential community.

FINANCIALS

Period Sept 2024 - Aug 2025	The Cedars
Turnover	£1,078,419.90
EBITDA (£)	£158,310.24
Wet %	44.97%
Dry %	52.11%
Other %	2.92%
Barrelage	326

Business Rates

Current rateable value (1 April 2026 to present) - £74,500.

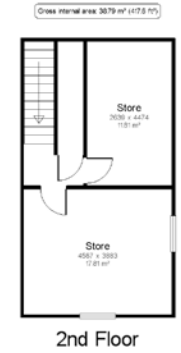
Fixtures & Fittings

Fixtures and Fittings are included with the sale.

Staff

A staff list can be made available to buyers. The pub is operated as a managed house as part of a small group of pubs.







PROCESS AND CONTACT

DAVID CASH Regional Director T: +44 (0) 7736 621 023 E: david.cash@christie.com	JONTY GREEN Business Agent T: +44 (0) 7715 806 592 E: jonty.green@christie.com	NATHAN MCFARLANE Senior Finance Consultant T: +44 (0) 7775 807 074 E: nathan.mcfarlane@christiefinance.com
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This pub is part of a portfolio of 6 pubs, where offers will be considered on an individual basis, distinct sub groups or the whole group.

The sale process will be led by David Cash, Regional Director, Pubs & Restaurants North Division and Jonty Green, Business Agent in the Pubs & Restaurants North Division, based in the Nottingham Office.

Interested parties will need to demonstrate proof of funds, provide an overview to your business background and sign an NDA prior to further information being issued.

No direct approach may be made to the business. For an appointment to view, please contact the vendor’s agent.

Pub Name	The Cedars
Address	Main Street
Town	Evington
City	Leicester
County	Leicestershire
Postcode	LE5 6DN
Asking Price	£1,250,000
Method Of Sale	Share Purchase
Company Name	CEDARS EVINGTON LIMITED
Company Reg no.	16720894





CONDITIONS OF CHRISTIE & CO

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an “acquirer”) and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co (“the Agent”) for themselves and for the vendors, owners or landlords of the property (together the “Client”) whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. Jaunary 2026.

DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address;
if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

Please note, all images used in this Information Memorandum is for design intent only.