

# Press Release 2023



## GREEN LIGHT FOR AMBER TAVERNS IN DERBY FOLLOWING SALE OF HISTORIC CITY CENTRE PUB

Acting on behalf the Landlord, Telereal Trillium, Tom Wragg of FHP is pleased to announce completion of the sale of 27 Iron Gate, Derby, formerly known as The Thomas Leaper, to Amber Taverns.

The public house formerly known as the Thomas Leaper is located in the heart of Derby's leisure circuit and was brought to the market by FHP shortly after the Wetherspoons closure of the venue in February 2023.

Tom Wragg, Associate Director, comments:

*"I am massively pleased that we were able to get this deal over the line as there was a lot of moving parts in negotiating a surrender of the Wetherspoons lease and agreeing the sale with Amber Taverns. I feel this is an important deal for Derby, bringing a major operator into the City who are a great addition to the vibrant leisure circuit and will coincide well with the forthcoming improvements to the area."*

Sam Frankland of Amber Taverns added:

*"Amber Taverns are excited to be opening a site in Derby. Our search for the right site in the city has been a long one, but we are really pleased to have secured such a great looking property in the heart of Derby's licensed circuit. We will undertake a full refurbishment in 2024 and our new venue will be called, The Iron Ram. This will be Amber Taverns 167<sup>th</sup> site, and we have a strong pipeline for 2024, with our next opening being The Railway in Caerphilly due to open in early December."*

For more information on how we can assist you with retail agency, lease renewal and rent review advice, please contact Tom Wragg ([tom@fhp.co.uk](mailto:tom@fhp.co.uk) / 07970 168 138) or Corbin Archer ([corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk) / 07929 716 330).

ENDS

Tom Wragg  
November 2023