



CARPENTERS ARMS, MARKET WEIGHTON MARKET WEIGHTON, YO43 3BQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Carpenters Arms is located on the edge of the bustling town of Market Weighton, just off the A1079. Market Weighton is a charming market town with a population within a half-mile radius numbering several thousand people. The top two segmentation categories in the area are comfortable communities and affluent achievers, reflecting a well-off and settled local demographic. Situated in the civil parish of East Riding of Yorkshire, Market Weighton is one of the main market towns in the East Yorkshire Wolds. It lies midway between Hull and York, approximately 20 miles from each, making it a convenient stop for travelers and a beloved local spot for residents. The Carpenters Arms, with its prime location and welcoming ambiance, serves as a central hub for the community and visitors alike

Pub Layout

As you step through the entrance of The Carpenters Arms, you're immediately greeted by the inviting atmosphere of a traditional English pub. To your right, the main bar area boasts a long stretch of polished wood adorned with an impressive array of spirits and ales. The soft seating and earthy tones of the decor create a welcoming ambiance. Continuing further into the pub, you'll notice a split trade area. This is where you will find the social drinking area, creating a vibrant atmosphere. Externally, there is a designated smoking area, providing a comfortable space for those who wish to step outside. A recent development has transformed the outdoor space into what could potentially be the best garden in town. The garden is beautifully landscaped with a variety of seating options, offering a perfect spot to enjoy a drink in the fresh air.

TRADING STYLE

The Carpenters Arms has a friendly 'locals' atmosphere and serves a great range of beers, including local and specialized ales. There is a strong focus on the product range to ensure all locals are catered for, making it a favourite gathering spot in the community. The pub also hosts mid-week quiz nights, pool and darts teams, and live artists on weekends, providing a variety of entertainment options that appeal to different interests. Additionally, there is an opportunity to introduce a back bar food offer with a basic menu, enhancing the pub's offerings.

ACCOMMODATION

Private Accommodation

The private accommodation is to a high standard and consists of two good sized bedrooms, a fully fitted kitchen, lounge and family sized bathroom. Outside there is a rooftop terrace.

FINANCIAL

Annual Rent: £11,000

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £2,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee..

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the

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Open Fire



Cask Ale



Live Music



Sports Teams



Beer Garden

BDM VISION

The Carpenters Arms would suit an assistant manager or established manager ready to take the next step in their career, but it would also be ideal for a first-time licensee looking to run their own pub. Service standards are crucial for the day-to-day operation here, with an emphasis on being an integral part of the local community. This includes helping with charities, fundraising, and collaborating with various parties to make this pub the hub of the community. Excellent customer skills are a must, along with strong social media and local marketing abilities. Overall, good trading standards are essential to ensure the pub's success and reputation.



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