admiral
TAVERNS



KINGS ARMS, KIRKBY LONSDALE

CARNFORTH, LA6 2AU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Historic pub set in a stunning tourist location
- Opportunity to provide a fantastic food offer
- Three holiday letting cottages

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Kings Arms is a large historic grade II listed three storey pub nestled in the heart of the scenic market town of Kirkby Lonsdale in Cumbria. The town attracts many tourists from far and wide due to its unspoilt nature, high quality independent shops, historic charm and its fantastic restaurants, cafes and bars. Its close proximity to the Yorkshire Dales, Forest of Bowland, Lake District in the respective counties of North Yorkshire, Lancashire and Cumbria make Kirkby Lonsdale an ideal and idyllic place to stay. The Kings Arms provides three charming cottages for tourists to base their travels from and are located behind the Kings Arms, which is in an enviable position on the bustling high street. The building itself dates from the middle of the 16th century but was trading as an inn from the early 17th century onwards. The pub retains many of the original features including a huge 'inlgenook' fireplace which is reportedly the largest working example in Cumbria. Kirkby Lonsdale is easily accessible by car, with the A65 running through the town. Regular bus services run through the town connecting with the nearest train station, Oxenholme Lake District.

Pub Layout

Upon entering off Kirkby Lonsdale's historic high street customers are welcomed in to an open plan bar and dining area. The pub oozes historic charm yet the trade area brings a contemporary modern twist tastefully blended with its original features. The gorgeous well stocked bar runs to the left-hand side opposite that opulent original fireplace. The stylish décor is incredibly welcoming and relaxing, and the mash-up between traditional and modern flows through to the food offer as well. The pub benefits from a delightfully decorated high-ceilinged upstairs room which can be used either as a pool and darts room, a function room, or for additional dining seats. Three cottages to the rear of the pub are fully booked by tourists over the summer months and these are elegantly decorated and furnished to a high standard. Also to the rear is an enclosed courtyard area, a beautiful place to sit and enjoy a refreshing

TRADING STYLE

The Kings Arms offers locals and tourists a high-quality dining and drinking experience, boasting excellent standards, fantastic customer service and a welcoming environment. The Kings Arms provides a fun and relaxing environment; a really delightful place to while away the hours, whether having a meal out or having a few drinks with friends. A bold range of fine wines, craft beers, eclectic spirits and local tipples provide customers with a wide and ever-changing range of drinks to savour and enjoy. A casual dining experience, in a relaxed and inviting atmosphere complimented by the beautiful letting cottages are what make the Kings Arms a success, attracting locals and visitors to enjoy this beautiful town.

ACCOMODATION

Private Accommodation

The private accommodation, located across the first and second floors consists of three bedrooms, a living room, a good sized kitchen and bathroom all in good condition.

Letting Accommodation

At the rear of the building, there are three self-contained cottages, offering additional high-quality accommodation.
These include two doubles and one spacious family cottage, providing flexible lodging options for couples, families

3+ Private Bedrooms | Beer Garden | Cask Ale | Function Room | Kitchen | Letting Rooms | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns

FINANCIAL

Annual Rent: £28,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
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 'Additional Info' tab.

BDM VISION

Admiral Taverns are ideally looking for a licensee who is passionate about providing a top-quality food offer; alongside excellent drinks service with consistent quality and service. A warm and friendly welcome must await those customers who pass over the threshold and must leave desperate to visit again. The Kings Arms is all about quality of offer so a great knowledge of drinks and how to serve them is essential. Cocktails, ice cold gin & tonics, great tasting beers all perfectly served is key here. The ability to market the three letting rooms through booking websites and social media along with extending the use of the function room can bring in additional income. Particularly during the summer this is a busy and bustling pub so anyone who takes over the Kings Arms needs to be confident, hardworking, and able to provide fantastic service all day every day.

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