

GARDENERS ARMS

BROWN LEES ROAD, STOKE-ON-TRENT, STAFFORDSHIRE, ST8 6PH

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FACILITIES



 **BEER GARDEN**

 **DOGS WELCOME**

 **ENTERTAINMENT**

 **FAMILY FRIENDLY**

 **FOOD**

 **GREAT CASK ALES**

 **LIVE SPORT**

 **WI-FI**

AREA OVERVIEW

The Gardeners Arms is situated in the urban area of Brown Lees which is on the main A527 between Biddulph & Stoke on Trent. The catchment for the pub is the local houses around it. The pub its self has a very community feel to it, due to the housing. The nearest city is Stoke-on-Trent is only a 20 minute car journey away.

PRIVATE ACCOMMODATION

The private accommodation consists of lounge, 3 bedrooms, kitchen & bathroom, all kept in good order.

PROPERTY ADDRESS

BROWN LEES ROAD
Stoke-On-Trent
Staffordshire
ST8 6PH

WEBSITE

[Gardeners Arms](#)



**INTERESTED?
CONTACT OLIVIA**

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recruitment@frederic-robinson.co.uk

OVERVIEW

The Gardeners Arms is a classic community pub with a strong following for traditional pub games and plays host to a number of local interest groups who are based at the pub, the pigeon club being just one. The Gardeners Arms is situated to the north of Stoke on Trent, close to Biddulph and has been refurbished to a high standard. The pub is in a good catchment area being surrounded by housing and businesses. It has a single bar serving two main trading areas, a catering kitchen and a large beer garden with children's play facilities. Robinsons are seeking a new licensee who can integrate into the local community and drive the wet and food trade at this beautifully refurbished pub business.

TRADING ACCOMMODATION

A central bar serves both the lounge with cosy fireplace to the front and games room to the rear. The games room leads to the well-kept, very large family friendly, garden areas. There is a well-equipped catering kitchen capable of providing hot and cold pub food. There is a large beer garden with separate drinks terraced and children's play area. The garden also features a heated covered smoking area.

FINANCIALS

Rent: **£18,500 per annum**

Potential FMT turnover: **£261,725**

 ACCOMMODATION £N/A	 BEVERAGES £215,000	 FOOD £41,600
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BARRELAGE

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

FMT Barrelage	315
Current MAT Barrelage	353
Last Year's MAT Barrelage	356
2 Years Ago MAT Barrelage	265
3 Years Ago MAT Barrelage	245

Discounts excl VAT

This rent assessment includes a discount of £75 per barrel on Robinsons beers and up to £80 on other beers and ciders.

LEVEL OF INVESTMENT

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

4 Week's Rent	£1,423
Trading Deposit	£10,000 if limited company, £6,000 if sole trader
Professional Fees	£1,800
Stock & Glassware	£2,000
Sub Total	£15,223
Fixtures & Fittings	TBC

DISCLAIMER

FMT barrelage: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator" and is not therefore a guarantee of volume or consequential sales or profit.

Similarly Historic performance, whilst a significant factor to consider, is not a guarantee of future performance of a pub and you should bear this in mind in your assessment of trading potential.