

ROSE AND CROWN CARK

CARK-IN-CARTMEL, GRANGE-OVER-SANDS, CUMBRIA, LA11 7NU

LIFESTYLE
PUB

NEW

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FACILITIES



 **ACCOMMODATION**

 **CASK MARQUE**

 **DOGS WELCOME**

 **FOOD**

 **HISTORIC INTEREST**

 **WALKS**

 **BEER GARDEN**

 **DISABLED ACCESS / FACILITIES**

 **FAMILY FRIENDLY**

 **GREAT CASK ALES**

 **PARKING**

 **WI-FI**

AREA OVERVIEW

The unspoilt and tranquil village of Cark-in-Cartmel lies south of Cumbria near to Morecambe Bay. It lies on the B5278 road to Haverthwaite and is half a mile north of Flookburgh, two miles southwest of Cartmel and three miles west of Grange-over-sands. It has great transport links via the railway as it is served by the Cark and Cartmel railway station on

the Furness Line between Barrow-in-Furness and Lancaster. The small village has two pubs (including the Rose and Crown), a village shop and a post office. The village is in easy reach of Holker Hall and Gardens, home of the Cavendish family and one of the best stately homes in Britain, also, Cartmel racecourse, renowned for its fantastic national hunt racing. There are events here all year round. The area itself, is also historically known for its shrimp and cockle fishing, going back many generations.

PRIVATE ACCOMMODATION

The well-presented private accommodation consists of one double bedroom, one single bedroom, compact kitchen area, bathroom, and a good-sized lounge/dining room. On the second floor there is ample storage in the attic area for linen and other goods.

PROPERTY ADDRESS

CARK-IN-CARTMEL
Grange-Over-Sands
Cumbria
LA11 7NU

WEBSITE

[Rose & Crown](#)



**INTERESTED?
CONTACT OLIVIA**

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OVERVIEW

The Rose & Crown is situated in the tranquil, unspoilt village of Cark-in-Cartmel on the edge of the beautiful Lake District National Park and close to the shores of Morecambe Bay. This picturesque pub is in excellent working order throughout and comprises of an attractive bar, lounge with an open fire, external drinking, and dining areas to the front with stunning views. There are two en-suite letting bedrooms that are of a high standard and a well-equipped catering kitchen. Robinsons are seeking a new licensee who has the experience and knowledge to take this pub forward, with both the food and drink offering. The prospective licensee must want to integrate themselves into the community of Cark and become the hub of village life.

TRADING ACCOMMODATION

The pub has a cosy, traditional look with exposed beams, an open log fire and a well presented outside patio area to the front of the pub with a canopy and heating. This enables the pub to have an additional 50 covers. The attractive bar serves the bar and lounge areas with drinking and dining throughout. The bar currently offers an attractive array of

cask ales and kegged beers alike. A wide range of spirits and wines are also on offer. Some areas of the bar can be sectioned off to make a private area for parties and groups. The rooms consist of two en-suite rooms with comfortable Queen, Double or Twin beds, both having fantastic views looking across towards Morecambe Bay. Currently, tea and coffee are offered in the rooms and a delicious English breakfast is served in the morning. The catering kitchen area is well equipped with the benefit of ample fridge and free. There is a small car park attached to the pub also.

FINANCIALS

Rent: **£19,082 per annum**

Potential FMT turnover: **£310,012**

		
ACCOMMODATION	BEVERAGES	FOOD
£21,292	£179,520	£109,200

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	245
Current MAT Barrelage	157
Last Year's MAT Barrelage	157
2 Years Ago MAT Barrelage	282
3 Years Ago MAT Barrelage	126

Discounts excl VAT

This rent assessment includes a discount of £75 per barrel on Robinsons beers and up to £60 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	£1,468
Trading Deposit	£10,000
Professional Fees	£1,895
Stock & Glassware	£3,000
Sub Total	£16,363
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.