

RED DRAGON KIRBY LONSDALE

61 MAIN STREET, KIRKBY LONSDALE, CARNFORTH, LANCASHIRE, LA6 2AH

NEW

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FACILITIES

 **ACCOMMODATION**

 **DOGS WELCOME**

 **FOOD**

 **HISTORIC INTEREST**

 **WI-FI**

 **DISABLED ACCESS / FACILITIES**

 **FAMILY FRIENDLY**

 **GREAT CASK ALES**

 **WALKS**

AREA OVERVIEW

Kirkby Lonsdale is a historic traditional market town which lies between the Lake District and the Yorkshire Dales. This popular village, the gateway to both the Yorkshire Dales and the Lake District, has a weekly market and many local events attracting both residents from outlying areas and tourists alike.

PRIVATE ACCOMMODATION

There is a well-presented flat on the second floor with a lounge, kitchen and bathroom and two bedrooms with an

additional office or bedroom. Adjoining the main building at the rear, there is a 2 bedroom cottage that can also be used as domestic accommodation.

PROPERTY ADDRESS

61 MAIN STREET
KIRKBY LONSDALE
Carnforth
Lancashire
LA6 2AH

WEBSITE

[Red Dragon](#)



**INTERESTED?
CONTACT OLIVIA**

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OVERVIEW

The Red Dragon sits in the heart of the beautiful market town Kirkby Lonsdale, exploring the Lake District is just on the other side of its door. Kirkby Lonsdale is known for its quirky cobbled streets and lanes and friendly welcome. It is a very traditional pub with stone and wooden floors, oak beams and large fireplaces. With its eight letting rooms it is the ideal base for exploring the dales or nearby Kendal or the Lakes. The pub food on offer is very traditional and very popular as is the large range of cask ales and wines to suit most tastes. The Red Dragon now also benefits from Sky Sports and BT Sports showing all the major sporting events. The Red Dragon is a taste of what Old Westmorland was all about.

TRADING ACCOMMODATION

The Red Dragon has been very well maintained and comprises of a single servery that is part of a lounge that extends to the rear. It has approx. 50 covers, served from a small but well-equipped kitchen. There are 8 beautifully presented letting bedrooms and they currently have an exclusive doggy B&B service! Dogs are also allowed to stay in rooms Hutton Roof & Firbank. The letting rooms are the ultimate luxury hotel rooms every detail has been designed to ensure guests are spoiled from the moment they enter the room. They have super comfortable Hypnos and extremely well-furnished bathrooms.

FINANCIALS

Rent: £52,000 per annum

Potential FMT turnover: £524,672



ACCOMMODATION

£119,000



BEVERAGES

£223,672



FOOD

£182,000

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	147
Current MAT Barrelage	106
Last Year's MAT Barrelage	131
2 Years Ago MAT Barrelage	134
3 Years Ago MAT Barrelage	143

Discounts excl VAT

This rent assessment includes a discount of £75 per barrel on Robinsons beers and up to £30 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	£4,000
Trading Deposit	£10,000
Professional Fees	£2,935
Stock & Glassware	£6,000
Sub Total	£22,935
Fixtures & Fittings	£40,000

DISCLAIMER

FMT barrellage: 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.