

LAWTON ARMS

LIVERPOOL ROAD WEST, CHURCH LAWTON, STOKE-ON-TRENT, STAFFORDSHIRE, ST7 3DL

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FACILITIES

 **BEER GARDEN**

 **DISABLED ACCESS / FACILITIES**

 **DOGS WELCOME**

 **FAMILY FRIENDLY**

 **FOOD**

 **GREAT CASK ALES**

 **HISTORIC INTEREST**

 **PARKING**

 **WALKS**

 **WI-FI**

AREA OVERVIEW

Church Lawton is a small village located within close proximity to Stoke-on-Trent in Staffordshire and is surrounded by housing within walking distance from the pub, as well as a commercial garage across the road. It is also a short distance from Alsager.

PRIVATE ACCOMMODATION

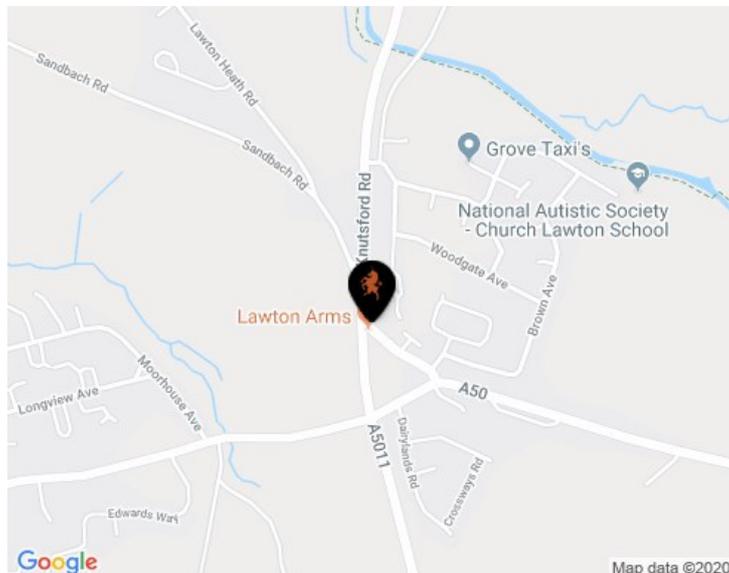
TBC

PROPERTY ADDRESS

LIVERPOOL ROAD WEST
CHURCH LAWTON
Stoke-On-Trent
Staffordshire
ST7 3DL

WEBSITE

[Lawton Arms](#)



**INTERESTED?
CONTACT OLIVIA**

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OVERVIEW

The Lawton Arms is an attractive traditional community pub with a homemade food offering, superbly situated in a prominent road side position on the busy A50 between Alsager and Kidsgrove. The pub is also close to the M6 making it ideal for a motorway stop off. The Lawton has a great reputation for food and beer with lunch times being mainly about food with a broader friendly local community drinking trade in the evenings.

TRADING ACCOMMODATION

Externally there is a spacious car park behind the pub with an extensive lawned beer garden including outside seating and a large children's play area beyond. A covered smoking shelter is conveniently located close to the rear entrance of the pub. Internally the pub has a traditional feel with a small bar servicing the separate lounge and vault, as well as a cosy dining room. This allows the Lawton Arms to offer a wide range of environments to a variety of customers at the same time.

FINANCIALS

Rent: £21,000 per annum

Potential FMT turnover: £333,136



ACCOMMODATION

£N/A



BEVERAGES

£263,136



FOOD

£70,000

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	228
Current MAT Barrelage	192
Last Year's MAT Barrelage	224
2 Years Ago MAT Barrelage	263
3 Years Ago MAT Barrelage	257

Discounts excl VAT

This rent assessment includes a discount of £65 per barrel on Robinsons beers and up to £25 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	£1,615
Trading Deposit	£6,000
Professional Fees	£1,763
Stock & Glassware	£5,000
Sub Total	£14,378
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.

