

Chapel-En-Le-Frith

SHOULDER OF MUTTON

A great community focussed pub in the Peak District



OVERVIEW

The Shoulder of Mutton is a superb pub opportunity in the heart of Chapel-en-le-Frith, nestled within the stunning Peak District. A community-focussed pub with tourist appeal, it was refurbished recently and remains in excellent condition. This is a turnkey business ideal for someone ready to put their own stamp on it from day one.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

FMT: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator".

Potential turnover	£825,990
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Agreement Type	Pub Partnership
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Weekly rent	£868.96
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Yearly rent	£45,186
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LEVEL OF INVESTMENT

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

Total ingoing costs	21,675
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Four weeks rent	£3,475.84
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Trading Deposit	£6,000
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Professional Fees	£2,199
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Stock & Glassware	£10,000
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THE DETAIL CONTINUED

TRADING STYLE

A traditional yet modern-feel pub, the Shoulder of Mutton welcomes both locals and visitors. With potential to expand the food offer, this is an excellent opportunity for someone who can immerse themselves in village life while delivering a quality dining experience. The layout supports everything from casual drinks to family meals, making it a versatile and inviting pub for all seasons.

-  Community local
-  Country pub
-  Live entertainment
-  Show sports

TRADING SPACE

This stylish pub features three main trading areas, including a cosy snug with log burner, a dining area, and flexible open-plan seating. Eclectic furnishings allow scope for customisation. The well-equipped commercial kitchen - added during the refurbishment—is ideally placed behind the bar, which is centrally located and serves all areas efficiently. Outside, there's a beautifully furnished garden with a children's play area, plus a substantial car park for 30–40 vehicles.

-  Food
-  Beer garden
-  Play area

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

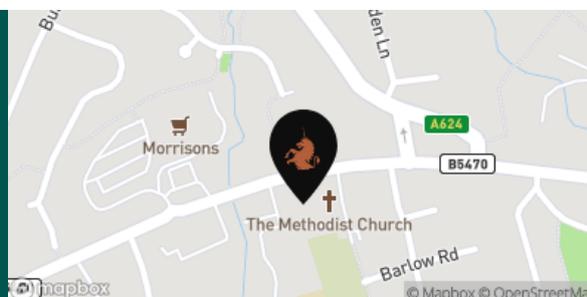
The private accommodation is spacious and well-presented, comprising three large bedrooms, an office, lounge, kitchen, bathroom, and a separate toilet - ideal for a family or live-in operator.

LOCATION

Chapel-en-le-Frith combines village charm with modern convenience. Situated on the edge of the Peak District, the town boasts a historic marketplace, popular local events, and excellent rail links to Manchester and Buxton - perfect for both community trade and tourist footfall.

SHOULDER OF MUTTON

Market Street,
Chapel-En-Le-Frith,
High Peak,
SK23 0HZ



THE DETAIL CONTINUED

BDM VISION

I'm looking for a Pub Partner who can become a true part of this community - someone passionate about quality food, warm hospitality, and creating a welcoming space for locals and visitors alike. This is a fantastic opportunity to build on a successful foundation and grow something special.



Olivia Wilson
Business Development Manager

DIGITAL PRESENCE

Having a digital presence in today's world of running a pub is essential. It is a way of communicating with your customers along with your website. Many customers will use the likes of Instagram and Facebook to find out what's going on and see what you are offering at the pub and is essential for customer engagement.

» **Pub Website**

» **Google Maps**

» **Facebook**

» **Instagram**

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

This property's EPC rating is C.

DEMOGRAPHICS

The Shoulder of Mutton in Chapel-en-le-Frith is a **Neighbourhood All-Rounder** pub, situated in a community with mid-level affluence and a balanced age demographic. The area exhibits a mix of consumer segments, indicating a diverse clientele with varying preferences. Income levels are varied, suggesting opportunities for both value-led and premium offerings. Find out more here.

THE DETAIL CONTINUED

RESOURCES & SUPPORT

At Robinsons, we're committed to making sure every one of our Pub Partners feels confident and fully supported throughout the onboarding journey. That's why we provide a comprehensive training course along with ongoing support across every department.