Lancaster

THE THREE MARINERS

A historic beer lovers paradise



OVERVIEW

The Three Mariners is Lancaster's oldest pub, the Three Mariners is steeped in history, located inside a Grade II listed building dating back to the 15th century and one of only two sites in Britain with an original gravity-fed cellar. Known for its real ales and vibrant atmosphere, it offers a unique opportunity for an experienced Pub Partner passionate about heritage and quality.

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	**£463,004**
Agreement Type	**Pub Partnership**
Weekly rent	**£422.86**
Yearly rent	**£21,989**

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	**17,871**
Four weeks rent	**£1,691.44**
Trading Deposit	**£6,000**
Professional Fees	**£2,179**
Stock & Glassware	**£6,000**

THE DETAIL CONTINUED

TRADING STYLE

The Three Mariners trades as a historic, community-focused pub with a strong emphasis on real ales and hearty British food. Its twelve hand-pulled ales and diverse keg offerings attract both traditional ale lovers and craft beer enthusiasts. The pub is cosy and welcoming, and is the perfect drinking spot for guests during events like the Lancaster Music Festival. The current food offering includes pub classics catering to locals and new visitors. The ideal Pub Partner will be passionate about maintaining the pub's historic character while delivering excellent hospitality and engaging with the areas community to build on its existing success.

- Community local
- Live entertainment
- Town tavern

TRADING SPACE

The Three Mariners impresses with its historic stone exterior and cobbled terrace featuring ten picnic benches for outdoor drinking. Inside, a large wooden bar with twelve hand pulls and eight keg lines offers a superb selection of ales, ciders, lagers, and craft beers. The cosy interior seats around sixty guests in a mix of fixed and loose seating. Built into Castle Hill, its unique first-floor cellar is accessed by ladder, adding to its character.

- Food
- Beer garden
- Private accommodation

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

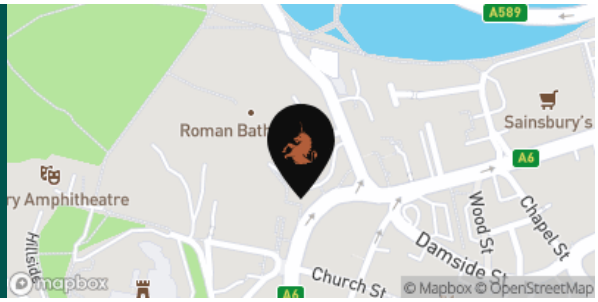
Private accommodation spans the first and second floors, offering practical and comfortable living space. It features a long galley kitchen, a spacious lounge, a bathroom, and three well-proportioned bedrooms. This sizeable accommodation provides a great home environment for a Pub Partner, allowing privacy and ease of access to the trading areas. Well maintained and thoughtfully laid out, it supports a balanced work-life dynamic for those running this historic venue.

LOCATION

The Three Mariners is located in Lancaster's historic centre, close to Lancaster Castle and Castle Hill. The city offers charming Georgian streets, cultural attractions, and lively shops. Nearby are Williamson Park and Lancaster Canal, ideal for outdoor activities. With a strong local community and benefitting from two universities, Lancaster is an ideal setting to run a pub.

THE THREE MARINERS

Bridge Lane,
Lancaster,
LA1 1EE



THE DETAIL CONTINUED

BDM VISION

We are looking for a Pub Partner with a passion for Cask beer. Lancaster is a vibrant city with a growing reputation for Cask & Craft beers. The Three Mariners is an historic venue in the heart of the city. The pub needs a strong food offer to make the most of opportunity. The ideal Pub Partner would be able to embrace the culture of Lancaster and make the Three Mariners a real hub of the community. This is more than a pub opportunity, we will work with you on key areas that drive early success, including menu development, local marketing, team recruitment and activity planning, to help create a clear route to sustainable profit. Where you may have expertise in some areas to deliver your plans, we are on hand to support the areas where help is required to help you confidently deliver your business plan and unlock the pub's full potential.



Ian Shilling
Business Development Manager

DIGITAL PRESENCE

In the modern day world of running a business, having active digital channels is a big part of great success and customer engagement. Customers use the likes of Facebook and Instagram to find out what is going on at the pub as well as websites.

↠ Pub Website

↠ Google Maps

↠ Facebook

↠ Instagram

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

This property's EPC rating is C.

DEMOGRAPHICS

The Three Mariners in Lancaster is a Town Tavern pub, situated in a vibrant city centre with a diverse and affluent catchment area. Income levels are predominantly in the “Very High” and “High” brackets, suggesting a market with strong spending power and a preference for premium offerings. The pub's location near the historic Castle Hill and its involvement in local events, such as the Lancaster Music Festival, further enhance its appeal as a cultural and social hub.

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.