*Mungrisdale*

# MILL INN

## *Eat drink and sleep in Mungrisdale*




### OVERVIEW

**Discounted Rent in Year One.** The Mill Inn is a charming country pub with letting rooms in the scenic village of Mungrisdale, offering walkers, locals and tourists a warm welcome. With its traditional character, strong community presence and enviable Lake District setting, this is an exciting Pub Partnership opportunity for an operator who can combine great hospitality with destination-pub appeal.

### 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 | **£524,243** |
| Agreement Type | **Pub Partnership** |
| Weekly rent | **£578.50** |
| Yearly rent | **£30,088** |

## 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 | **22,389** |
| Four weeks rent | **£2,314** |
| Trading Deposit | **£10,000** |
| Professional Fees | **£3,075** |
| Stock & Glassware | **£7,000** |

# THE DETAIL CONTINUED

## TRADING STYLE

The Mill Inn is a traditional country pub located in Mungrisdale, offering a warm welcome to locals, walkers and visitors exploring the Lake District. The pub also benefits from several letting rooms, providing an additional revenue stream and attracting year-round trade.

## TRADING SPACE

The Mill Inn offers a warm and traditional trading environment featuring a bar and restaurant, both serving locally sourced food and Robinsons ales. Public spaces include an outdoor terrace overlooking the river and a spacious events room suitable for functions. The inn provides 5 en-suite letting rooms, each with traditional décor and countryside views. The pub is wheelchair accessible, dog-friendly, and offers free parking and great access to local hiking routes


Food


Beer garden


Letting Rooms Available

# THE DETAIL CONTINUED

## PRIVATE ACCOMMODATION

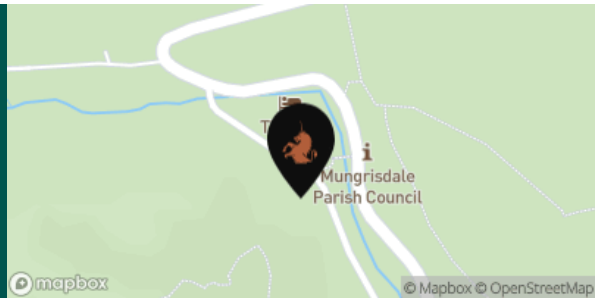
The Mill Inn benefits from spacious private accommodation, ideal for a live-in operator. The accommodation includes three well-proportioned bedrooms and is accessed via a separate external entrance, providing privacy without needing to pass through the pub. An internal staircase is also available, offering convenient access from the pub when required.

## LOCATION

The Mill Inn is situated in the peaceful village of Mungrisdale, in the heart of the North Lakes, just beneath the iconic Blencathra and surrounded by stunning fell scenery. Set by the Glenderamackin river and only minutes from popular walking trails, it attracts hikers, tourists and locals seeking an authentic Lake District experience.

MILL INN

Mungrisdale,
Mungrisdale,
CA11 0XR



# THE DETAIL CONTINUED

## BDM VISION

The ideal operator will be quality-driven, food-focused and community-minded, able to elevate the Mill Inn as a premium village destination. They should deliver warm, consistent hospitality, make the most of the pub's scenic Lake District setting, and create a cosy, welcoming atmosphere that appeals to both locals and visitors. The aim is to blend heritage with high standards to drive repeat custom. This is a fantastic pub opportunity. This type of structured partnership has been designed to help us fill any gaps. We work with our Operators on the key areas that drive early success, including menu development, rooms strategy, local marketing, team recruitment, and activity planning, to help create a clear route to sustainable profit. If you have some experience but need further help in other areas, our teams are here to support you and to help you confidently deliver your business plan and unlock the pubs' full potential.



Ian Shilling
Business Development Manager

## DIGITAL PRESENCE

The Mill Inn has scope to significantly develop its digital presence. A consistent online footprint across platforms such as Facebook, Google, and Instagram would enhance visibility, promote the letting rooms, and attract both locals and visitors. There is an opportunity for a new operator to create engaging content, showcase the setting, and drive bookings through improved online activity.

**↠ Pub Website**

**↠ Google Maps**

**↠ Facebook**

**↠ Instagram**

# THE DETAIL CONTINUED

## ENVIRONMENTAL IMPACT

## DEMOGRAPHICS

The Mill Inn aligns strongly with the Premium Village segment, attracting an affluent local and visitor customer base seeking quality food, atmosphere and service. The catchment shows exceptionally high affluence, with 100% of households in the Very High category within 500m–2km. Key audience groups include Comfortable Sceptics, Steadfast Sippers, and Business Class Seekers, indicating strong potential for a premium, food-led, welcoming destination pub

# 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.

**↠ Download EPC**