

*Great pub, great  
atmosphere, great beer  
garden & close to Kendal*

## THE HERON

*Kendal*

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### INTERESTED?



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### OVERVIEW

The Heron is based in the heart of Cumbria on a private estate on the outskirts of the busy and bustling market town of Kendal – the gateway to the Lakes. It is a short walk from all the tourist attractions that Kendal has to offer and only a 30-minute drive from the Yorkshire dales. There is a large car park with spaces for at least 20 cars and lawned areas to the front for alfresco drinking and dining. There is also a patio area to the front and rear of the pub. The pub has recently built up a fantastic reputation for pub games, darts and pool, as well as having all live sporting events on both Sky and BT on the TV's dotted about the pub. It also has a reputation for putting on some amazing live entertainment acts, from Elvis to Party Bingo. The pub also hosts a weekly pub quiz, with play your card right also. The Heron is your community local that gives all it can. The pub is well equipped with a large catering kitchen and ground floor cellar. There is also at first floor, a large lock up bottle/storeroom and separate staff changing room and shower facilities. Robinsons are looking for a new licensee to enhance the wet offering that is place here, as well as pushing and inspiring the food offering. This is a perfect opportunity for a new licensee make their mark at the Heron.



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### THE FIGURES



Accommodation	Beverages	Food	Rent
£0	£441,628	£93,600	£17,299

Potential turnover	£542,288
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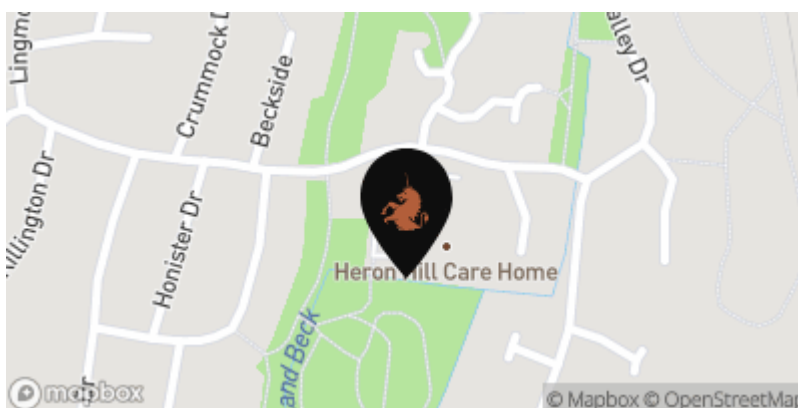
# THE DETAIL

## LOCATION

The Heron is set in the market town of Kendal, Cumbria. Kendal is no ordinary market town – the streets are alive with vibrant events, quality shopping and a thriving arts and culture scene. Full of historic character, Kendal hosts a web of interweaving alleyways and cobbled yards. Whilst the ruins of medieval Kendal castle stand on Castle Hill, with great views over the town. A home to passionate artisans, if you love food and drink, you'll love Kendal. Delve into the farm shops, discover local bakers and brewers or browse for local delicacies at the weekly market. Kendal offers easy access to stunning untamed countryside, stroll a while on the banks of the River Kent or head to Scout Scar for breath-taking views over the Lakeland fells.

### THE HERON

Esthwaite Avenue,  
Kendal,  
LA9 7PG



## 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	310
Current MAT Barrelage	244
1 Year ago MAT Barrelage	158
2 Year ago MAT Barrelage	121
3 Year ago MAT Barrelage	240

## 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	£1,331
Trading Deposit	£6,000
Professional Fees	£2,244
Stock & Glassware	£6,000
Fixtures & Fittings	£TBC
Sub Total	£15,575
Potential Turnover	£542,288

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### ACCOMMODATION

#### TRADING

The Heron is a large community pub, set in the heart of Kendal, the gateway to the Lake District. As you enter up the drive of the pub, there is a large garden and patio area festooned with outside furniture and benches. To the rear of the pub you will find a large carpark with spaces for around 20 cars. There is also a further patio area to the rear of the pub, with further benches for people to enjoy a drink in the warmer months. As you enter the front of the pub, the pub opens up to be a large open planned trading area. to the left of the pub there is the darts board and pool table. To the right of the pub there is the relaxing area with a large log burner. The bar is situated just off centre and is of a good size, with a large range of Robinsons cask, kegs and cider, as well a large array of spirits and wines. To the rear of the pub there is a large restaurant/bar area which is a large and light airy space, with plenty of chairs and tables. The kitchen is of a large size and is well equipped, a perfect space to offer homemade pub food.

#### PRIVATE

There is an extremely large three bedroom, well presented flat found on the first floor of the pub. The flat consists of a bathroom, lounge and kitchen.

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### DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/the-heron-kendal>



theheronkendal