

*An entertainment pub
with great food in
Stockport*

ARDEN ARMS

Stockport

INTERESTED?

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OVERVIEW

The Arden Arms is an iconic part of Stockport's history, dating back to 1815. Steeped in original features and charming quirks, this deceptively spacious pub is located only a stone throw away from the ever growing, popular market square and the brewery itself. Known for its brilliant food offer, exceptional service along with a vibrant live music offer, this pub really is an opportunity for someone to take an already successful business to new heights.

THE FIGURES



Accommodation

£0



Beverages

£584,716



Food

£269,230



Rent

£42,984

Potential turnover

£846,737

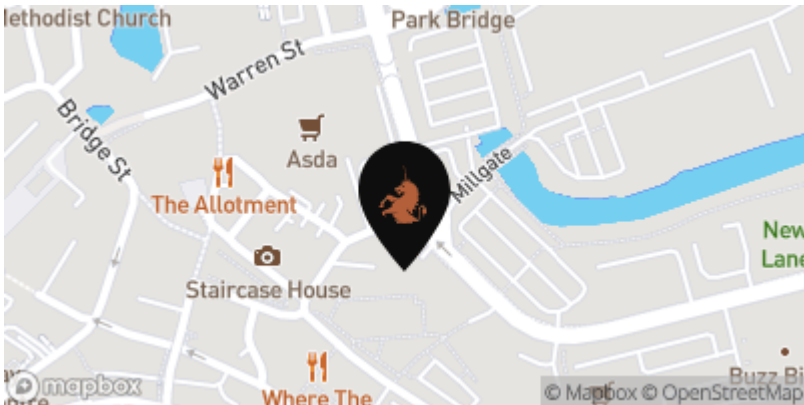


THE DETAIL

LOCATION

The Arden Arms is a historic pub located in the heart of Stockport, a town known for its Victorian charm and rich industrial history. Situated near landmarks like the Stockport Viaduct and Stockport Market, the pub offers a traditional atmosphere with a focus on real ales and live music, making it a local favourite. The surrounding area features a mix of 18th and 19th-century architecture, with picturesque Canalside walkways and easy access to shops, independent traders, and St. Mary’s Church. Conveniently located just a short walk from Stockport train station, the Arden Arms is a perfect spot to experience the town’s vibrant community and historic character.

ARDEN ARMS
23 Millgate,
Stockport,
SK1 2LX



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	340
Current MAT Barrelage	330
1 Year ago MAT Barrelage	334
2 Year ago MAT Barrelage	335
3 Year ago MAT Barrelage	349

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	£3,306
Trading Deposit	£6,000
Professional Fees	£2,319
Stock & Glassware	£15,000
Fixtures & Fittings	£TBC
Sub Total	£21,625
Potential Turnover	£846,737

ACCOMMODATION

TRADING

On entering the Arden Arms, you are welcomed into a reception hallway, with all trading areas accessed from here. In true traditional fashion, life at the Arden really does revolve around the bar, centrally located on the hallway, this bar services all areas. To the right when you enter there is the front lounge, with a mixture of fixed and loose furniture creating a relaxed and comfortable atmosphere. Accessed through the bar is the snug room, which can be booked out or requested for more **private small parties** or those just after a more VIP experience in the pub that has new fixed seating and can accommodate up to 15 people comfortably. The main dining areas are at the far end of the pub, which are the famous Millgate rooms. These rooms can be open plan for the busy periods or even split into two areas with sliding doors creating a space for private parties and functions. In total, internally the Arden can accommodate around **60 covers** comfortably dining at a time. Throughout the pub, the original features of fireplaces, brass works, bar shutters and quarry tiled flooring have been so well looked after and ooze personality and charm. The toilets are located on the left of the entrance, these have been renovated within the past 12 months including an addition of a UA toilet. The trading kitchen is located to the left-hand side of the pub and accessed from the main hallway, this is a fully equipped kitchen and has been kept to an exceptional standard. Outside the Arden is another business within itself. With a number of unused original **stables and barns**, there is a huge opportunity to include these within the business. The main **beer garden** is made up of a composite decking and patio area with a mixture of furnishings included handmade benches. There is a fixed and covered outdoor **events area** with additional seating which has been used for private events and also where the bands play on a weekly basis with heaters and stage lighting. Outside there are around **100 covers**, not including poser tables, standing space and room for additional furniture. One of the stables was converted during lockdown to an additional external bar which is not currently in use, however, is set up with its own remote cooler and gas. To the right of the beer garden there are a number of **parking spaces** for staff only. Next to this area there are even more outbuildings which houses a fully equipped prep kitchen and room for fridges and freezers.

PRIVATE

The private accommodation is located across the first and second floor and is an exceptional size and accessed from an open staircase from the trading area with a door at the top of the stairs. The first floor comprises of large boiler/ utility room, open plan kitchen/lounge area, large landing which can be utilised as a seating area/ office, bathroom and an additional reception room/ bedroom depending on the needs of the pub partner in situ. The second floor has four double bedrooms, large bathroom which has been recently renovated, additional separate toilet and another large landing

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/arden-arms-stockport>



ArdenArms



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