

A cracking local pub in Compstall

ANDREW ARMS

Compstall

INTERESTED?



0161 612 4112



recruitment@frederic-robinson.co.uk

OVERVIEW

The Andrew Arms is a delightfully charming, stone built, double fronted pub in the quaint village of Compstall located between Marple Bridge and Romiley; just a stone's throw to Etherow Country park. The Andrew's has both a village bar, lounge, dining room and separate games room. To the rear of the pub, there is the beautiful, well kept, hidden terraced garden. The pub is in excellent condition throughout and even boasts real log fires around pub. Robinsons are ideally seeking a Pub Partner who can develop the current trade with their local knowledge and to carry on the fantastic reputation that the Andrew Arms has and build on a food offer, to create a destination food pub.

THE FIGURES



Accommodation

£0



Beverages

£274,454



Food

£104,000

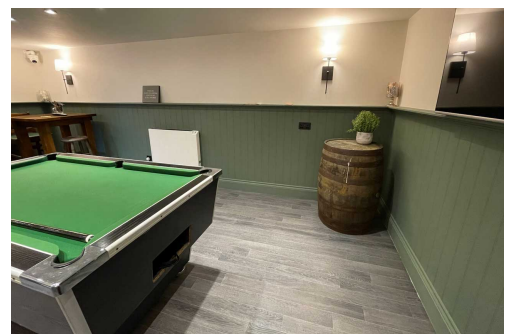


Rent

£24,500

Potential turnover

£380,349



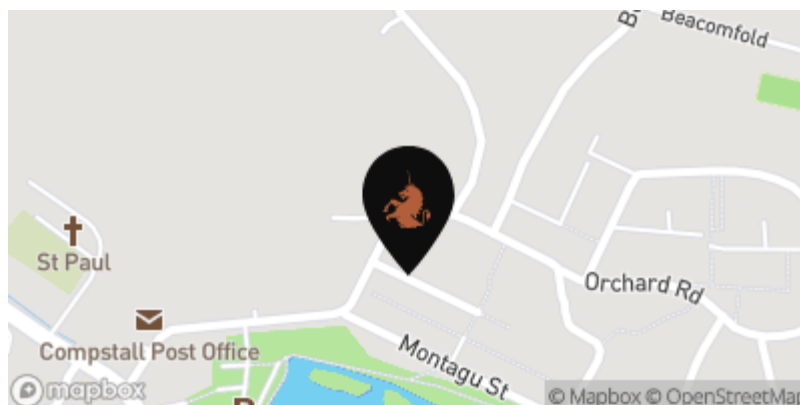
THE DETAIL

LOCATION

Compstall is approx. two miles from Marple and two miles from Romiley to the south of Stockport, close to the popular Etherow Country Park. Compstall is set in a rural location yet within a short distance of good quality housing and shops. The pub is well located off the main road in the centre of the old part of the village. Etherow country park is located a stone's throw from the pub, perfect positioning to entice those walkers with good quality food and beverage offer!

ANDREW ARMS

George Street,
Compstall,
Stockport,
SK6 5JD



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 | 140 |
| Current MAT Barrelage | 141 |
| 1 Year ago MAT Barrelage | 152 |
| 2 Year ago MAT Barrelage | 136 |
| 3 Year ago MAT Barrelage | 60 |

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 | £1,885 |
| Trading Deposit | £6,000 |
| Professional Fees | £1,982 |
| Stock & Glassware | £6,000 |
| Fixtures & Fittings | £TBC |
| Sub Total | £15,867 |
| Potential Turnover | £380,349 |

ACCOMMODATION

TRADING

The main trading areas are divided into three areas. To the left upon entering the front of the pub is a small vault, frequented by the locals and regulars. To the right is a lounge for drinking and dining for approximately 30 covers. Towards the rear there is a further restaurant area/ function room, which provides access to the small, well-equipped catering kitchen. The Bar is located in the centre of the pub and serves both the Vault and the Lounge. Doors from the restaurant area lead out to the patio and the games room. The games room is a converted garage and houses a pool table, darts, seating and televisions. To the rear of the pub, is a large and wonderful “secret” garden, with a raised area for performers, a number of benches and a small pond as well. The Car park for the pub is located on the other side of the road and can hold up to 20 vehicles, however there is additional local parking too.

PRIVATE

The private accommodation is in immaculate condition and ready to move into immediately. There are two large double bedrooms, a lounge, kitchen and the usual bathroom facilities. The lounge has been re-configured to create a more relaxing space and also provide additional storage area as well. There is access to a second floor which is not in use other than for storage.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/andrew-arms-compstall>



TheAndrewArms