Brigsteer

WHEATSHEAF INN

A beautiful inn with rooms



OVERVIEW

Discounted rent in Year One with newly refurbished private accommodation. The Wheatsheaf Inn is a charming village pub in Brigsteer, on the edge of the Lake District National Park and just four miles from Kendal, with a strong reputation for quality food and drink. The newly refurbished accommodation includes a self-contained two-bedroom en-suite flat, living room and kitchen/dining space, plus two further en-suite bedrooms offering flexibility for additional private accommodation, team members or potential letting use.

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	**£560,000**
Agreement Type	**Pub Partnership**
Weekly rent	**£576.92**
Yearly rent	**£30,000**

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	**1,667,968**
Four weeks rent	**£2,307.68**
Trading Deposit	**£6,000**
Professional Fees	**£2,372**
Stock & Glassware	**£6,000**

THE DETAIL CONTINUED

TRADING STYLE

The Wheatsheaf offers a traditional yet stylish pub experience, with a strong focus on high-quality, locally sourced food, fine wines, real ales, and welcoming hospitality, complete with open fires and snug corners. The garden room doubles as a function space or private dining area. The pub attracts a mix of locals and visitors, thanks to its relaxed, friendly atmosphere and high service standards. This is a fantastic all-round hospitality business in a thriving tourist location.

- Country pub
- Destination pub

TRADING SPACE

The pub boasts four distinct trading areas: the panel room, bay room, games room, and the larger garden room, which seats 24 and is ideal for private dining or small functions. Each room accommodates approximately 16 covers, with a warm, inviting feel throughout. The bar serves a full range of Robinsons cask and keg ales, wines, spirits, and a few popular cocktails. The kitchen is modern and fully equipped to a high spec, perfect for delivering a premium food offer. A spacious streamside beer garden with seating for around 42 guests completes the offer, providing scenic views across Brigsteer.

- Food
- Function room
- Beer garden
- Parking
- Letting Rooms Available

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

Recently renovated, the **private accommodation** now offers a fresh and comfortable living space with private external access, two en-suite bedrooms, a living room and kitchen with dining space. Two further en-suite bedrooms provide flexibility for additional private accommodation, team members or potential guest letting.

LOCATION

Set in the sought-after village of Brigsteer, the Wheatsheaf lies just outside Kendal and within the Lake District National Park. The area offers outstanding natural beauty, popular walking routes like Scout Scar, and easy access to Morecambe Bay. It's a fantastic base for tourists, with something for everyone—from outdoor adventure to relaxed rural charm.

WHEATSHEAF INN

Brigsteer Brow,
Brigsteer,
Kendal,
LA8 8AN



THE DETAIL CONTINUED

BDM VISION

I'm looking for an experienced operator with a genuine passion for hospitality, food, and people. The right partner will embrace the unique setting, uphold high standards, and develop the offer further to match the pub's strong reputation. This is an exciting opportunity to live and work in the heart of the Lake District, while running a thriving destination pub.



Ian Shilling
Business Development Manager

DIGITAL PRESENCE

- Pub Website
- Google Maps
- Facebook
- Instagram

The Wheatsheaf already has a strong digital presence with both Facebook and Instagram pages, as well as its own website. Now more than ever, an online presence is essential for pubs, allowing customers to easily explore menus, events, and special offers before visiting.

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

This property's energy rating is C.

DEMOGRAPHICS

The Wheatsheaf Inn sits within a Premium Village market, attracting an affluent local audience with strong spending power. The surrounding population is predominantly older, with a higher proportion of residents aged 45–75+ compared to national averages, while younger groups are underrepresented. This creates a strong opportunity to cater to mature, high-income customers who value quality food, atmosphere, and authentic experiences. Read the full report here.

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.