

# WHEATSHEAF INN

*Brigsteer*

## INTERESTED?

☎ 0161 612 4112

✉ [recruitment@frederic-robinson.co.uk](mailto:recruitment@frederic-robinson.co.uk)

## OVERVIEW

The Wheatsheaf Inn sits in the rural village of Brigsteer, in the Lake District National Park, just under four miles from the market town of Kendal. The historic inn is situated at the foot of Scout Scar, with its stunning panoramic views and on the edge of the Lyth Valley. The pub offers a superb array of food, real ales, and a fantastic range of wines. There is the bonus of six cosy en-suite bedrooms that are found on the first floor of the pub. The Wheatsheaf is an ideal base for families, walkers, and cyclists alike. The pub itself is split into four separate areas, the panel room, the bay room, the games room, and the garden room. All areas have cosy corners and real fires. The garden room can also be used as a separate private dining area or function room. Outside, there is a spacious garden area where you can enjoy the scenic views over the village, sitting next the bubbling brook below. Robinsons are looking for an experienced operator to maintain and improve the offer that is in place at the Wheatsheaf. This is the perfect opportunity for a new business partner to enjoy the Lake District lifestyle as well as experience a thriving pub business.



## THE FIGURES



Accommodation  
**£91,326**



Beverages  
**£304,374**



Food  
**£286,000**



Rent  
**£42,291**

*Potential turnover*

**£681,700**

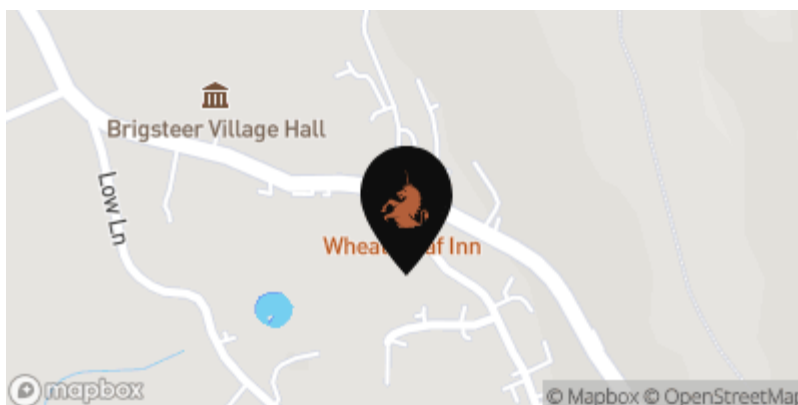
# THE DETAIL

## LOCATION

The village of Brigsteer is located at the gateway to the Lake District National Park, just four miles from Kendal and north of the Morecambe Bay estuary. The picturesque village is surrounded by some of the most iconic fells and walks in the Lake District including the nearby Scout Scar. Whether you fancy a great day out, exploring walks and cycling trails or simply taking in a spot of retail therapy in nearby Kendal, there's something on the doorstep for everyone.

### WHEATSHEAF INN

Brigsteer Brow,  
Brigsteer,  
Kendal,  
LA8 8AN



## 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 **130**

Current MAT Barrelage

1 Year ago MAT Barrelage

2 Year ago MAT Barrelage

3 Year ago MAT Barrelage

## 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 **£3,253**

Trading Deposit **£10,000**

Professional Fees **£2,372**

Stock & Glassware **£6,000**

Fixtures & Fittings **£TBC**

Sub Total **£21,625**

Potential Turnover **£681,700**

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## THE DETAIL CONTINUED

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### ACCOMMODATION

#### TRADING

The Wheatsheaf is in the idyllic village of Brigsteer, only 4 four miles from Kendal. The pub has a large sized carpark, with spaces for around 10 cars, as well as a designated parking spot for the local horses! The pub was refurbished to an extremely high standard around five years ago. The pub is split into four separate trading areas. The Games, Bay and Panel rooms all seat around 16 people and the garden room towards the back of the pub seats 24 people and can be used as a private dining area and function room. There is one main large bar servery that is well stocked with all Robinsons kegged and cask beers, as well as a selection of fine wines and spirits and cocktails. The kitchen is of a high-spec with all equipment that a chef could want. On the first floor of the pub, you will find the bonus of six letting bedrooms. There are two king sized rooms, which can be split into singles, three double rooms and a newly refurbished single room, all are en-suite and of a high standard. Outside the pub, there is a large stream side garden which can seat around 42 people, a perfect spot to enjoy the peaceful views of the Lake District national park.

#### PRIVATE

There is currently no living accommodation on site at the Wheatsheaf.

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### DIGITAL CHANNELS



<https://thewheatsheafbrigsteer.co.uk/>



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