Kendal

WHITE HART

A vibrant pub in the heart of Kendal



OVERVIEW

Our Operator Partnership is a 3-year service agreement without a large upfront cost, giving you the chance to be your own boss while keeping overheads low. You'll be self-employed, running a Robinsons pub through your own limited company, with no rent, utility bills or property repairs to manage. We provide the basics you'll need to run the pub and attract the customers, so you can focus on serving your customers. Private accommodation is included, and you'll receive 20% of the previous week's turnover.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

Potential turnover	**£8,000**
Agreement Type	**Operator Partnership**
Potential profit before staffing	
Weekly rent	**N/A**

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	**5,000**
Deposit	
Induction and training	

THE DETAIL CONTINUED

TRADING STYLE

The White Hart is a wet led pub in the heart of Kendal high street which is deceptively spacious with a generous outside area, which you wouldn't expect for a high street pub. Currently the pub has an entertainment budget, however we are looking to include Sky Sport and TNT before the next season starts. There is an opportunity to encourage teams to the pub, as there is a pool table and space for darts. The White Hart benefits from being on the town centre circuit on the weekends. There's an opportunity to grow the business a create a solid 'Rhythm of the Week'.

- Community local
- Live entertainment
- Town tavern

TRADING SPACE

To access the White Hart, you walk through an unassuming arch in the middle of Kendal Highstreet. Here you will find a beautiful outdor space filled with picnic benches and lit by festoon lighting. On entering the White Hart, the main bar is located in front of you which takes up a large section of the back wall in order to deal with serving a high volume of customers quickly and sufficiantly. To the left of he bar is the relaxed bar seating area with low tables, soft furnishings and an electric fire place. To the right of the bar is high tables and bar stools which lead to a games area which houses a pool table and room for darts. There are TVs located around the pub, ideal for live sports. The pool table is also able to move in order to use this space as a dance floor for parties and weekends.

- Beer garden
- Private accommodation

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

The private accommodation is located on the first floor and is accessed via an external fire escape or through the main trading area. In brief it comprises of: Two double bedrooms, office, kitchen, large lounge/diner, bathroom and separate WC.

LOCATION

Kendal is a popular and vibrant, historic high street, made up of big high street brands to independent shops and cafes. This charming town has labyrinths of cobbled streets taking you to places that you would never have discovered on your own. Kendal benefits all year round from a highly populated community which is enhanced in the tourist season.

WHITE HART

2 Highgate,
Kendal,
LA9 4SX



THE DETAIL CONTINUED

BDM VISION

We are looking for Operator with a passion for Cask for one of our pubs in Kendal. Set in the south of the Lake District, Kendal is known as the 'Gateway to the Lakes', benefitting from both strong local and visitor trade. The town has a great selection of venues with a growing reputation for Cask and Craft Ales. Consumers in the area are looking for a quality experience, and Robinsons have a brilliant venue with a fantastic range of beers. We are just looking for the right partner to bring our vision to life. If you are passionate about growing a Cask Led business, we could be your ideal business partner. Our Operator Partnership gives you the perfect support to operate your business without many of the financial constraints. We have a great pub, you bring your passion for cask ale and customer service and we provide the right support to allow you to develop a strong business.



Ian Shilling
Business Development Manager

DIGITAL PRESENCE

↠ Pub Website

↠ Google Maps

↠ Facebook

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

DEMOGRAPHICS

The White Hart is set in a town centre close to retail and workers. Drink sales are high as there is no food and there is often a significant drinks sales on Friday and Saturday night. With a good range, a pub can charge a premium and capitalise on local footfall. Competition will often be fierce from casual dining brands and other pubs and bars. Working out where you fit in this competitive environment cannot only be determined by the local population but also the wider town population and who your competitors are focussed on.

THE DETAIL CONTINUED

RESOURCES & SUPPORT

At Robinsons, we're committed to making sure every one of our Operator 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.