

*Family friendly pub with
rooms in Lancaster*

WAGON & HORSES

Lancaster

INTERESTED?

0161 612 4112

recruitment@frederic-robinson.co.uk

OVERVIEW

The Wagon and Horses is a renovated historic three storey building situated along the quayside on the River Lune in the heart of Lancaster. This place has just what you'd expect from your favourite local pub plus a few little extras that might surprise you. Having undergone a major refurbishment a few years ago, this pub offers a modern contemporary feel that fits in well with the traditional rustic atmosphere of the original building. The pub offers fantastic dining experience as well as ut being your local community pub. It boasts a fantastic array of cask and kegged beers, spirits and a large wine selection! As a bonus, there are also six well designed and modern en-suite bedrooms, consisting of two twin rooms and four double rooms. One of the twin rooms is also a universally accessible room, with a wet room bathroom. There is also a lift that services the first floor for access. Robinsons are looking for an experienced business partner to continue the good reputation for food, drink and hospitality.

THE FIGURES



Accommodation

£130,031



Beverages

£336,775



Food

£187,200



Rent

£38,689

Potential turnover

£658,496



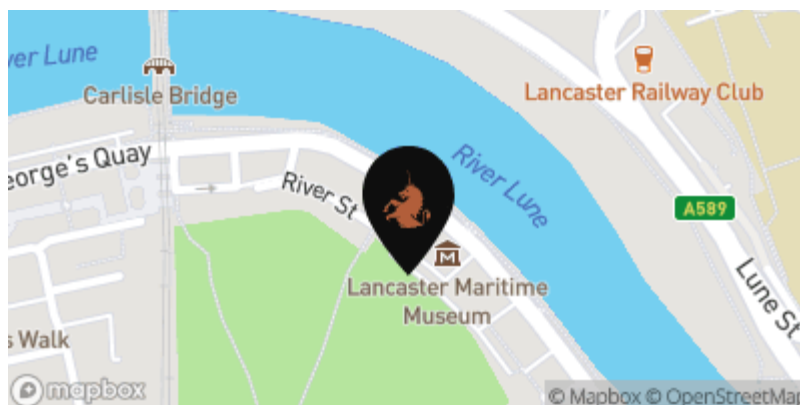
THE DETAIL

LOCATION

Lancaster is the county town of Lancashire and is situated on the River Lune. With its history based on its port and canal, Lancaster is an ancient settlement, dominated by Lancaster Castle. It is also home to the collegiate and campus-based Lancaster University. Lancaster is the most northerly city in Lancashire, located three miles inland from Morecambe Bay. The pub is located on the historic quayside on the south bank of the Lune.

WAGON & HORSES

27 St Georges Quay,
Lancaster,
LA1 1RD



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	180
Current MAT Barrelage	137
1 Year ago MAT Barrelage	98
2 Year ago MAT Barrelage	59
3 Year ago MAT Barrelage	71

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	£1,971
Trading Deposit	£10,000
Professional Fees	£2,302
Stock & Glassware	£7,000
Fixtures & Fittings	£TBC
Sub Total	£21,273
Potential Turnover	£658,496

ACCOMMODATION

TRADING

As you walk up to the stunning Grade II listed stone building that is the Wagon and Horses, you are overcome by the pure beauty of this building. The windows are top-hung casements imitating four-pane sashed, which are adorned with beautiful hanging baskets and planters in all seasons. As you enter the pub, you are met with the lounge area, with its cosy corners and log burners, this is the perfect area to wine and dine the afternoon or evening away. The bar is of a large size and has an excellent array of Robinsons hand pulls and kegged products, as well as a vast number of spirits and wines. In front of the bar there is another eating/drinking area, which again has its cosy corners and log burner fires. The bar and dining areas can seat up to 64 people comfortably. To the rear of the pub there is a small courtyard area. There is a fully equipped and modern catering kitchen, with everything that a chef could wish for in there! On the first floor of the pub, you will find six ensuite letting bedrooms, all refurbished to an exceptionally high standard. There are two twin rooms, which one of these is a universally accessible room with larger doors and a wet room. The other four letting rooms are all en-suit double rooms. There is also a universally accessible lift which goes to the first floor letting bedrooms for ease of access.

PRIVATE

On the third floor, you will find the private accommodation. This consists of a large lounge area, with a kitchen and bathroom with a shower. There are two large sized bedrooms and an office space, which could be used as a third bedroom if needed.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/wagon-horses-lancaster>



WagonAndHorses



WagonHorsesLA1