Coniston

THE SHIP

A family-friendly pub with great views in Coniston



OVERVIEW

Full of Lakeland character, this welcoming 18th-century pub occupies a fantastic position in the heart of Coniston. Real ales, home-cooked food, cosy fires and two en-suite letting rooms give the business broad appeal. It offers an exciting opportunity for a hands-on Pub Partner to build strong local trade while benefiting from the area's thriving visitor market.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

Potential turnover	**£606,240**
Agreement Type	**Pub Partnership**
Weekly rent	**£816.25**
Yearly rent	**£42,450**

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	**18,865**
Four weeks rent	**£3,265**
Trading Deposit	**£6,000**
Professional Fees	**£2,600**
Stock & Glassware	**£7,000**

THE DETAIL CONTINUED

TRADING STYLE

A relaxed and traditional pub experience lies at the heart of the offer, combining well-kept cask ales, hearty home-cooked food and a genuinely friendly welcome. Locals, families, walkers, cyclists and holidaymakers provide a varied customer base throughout the year. Dog-friendly facilities, two log fires and comfortable dining areas make it an inviting place to eat, drink and unwind after exploring the Lake District.

- Destination pub
- Live entertainment

TRADING SPACE

Inside, comfortable drinking and dining areas are arranged around two cosy log fires, creating an appealing atmosphere in every season. A well-equipped commercial kitchen can support approximately 56 covers and provides an excellent base for developing the food offer. There is outdoor seating and private parking for around five vehicles and two letting rooms add further flexibility and income potential.

- Food
- Beer garden

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

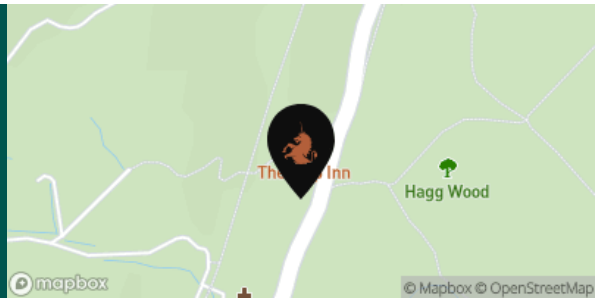
The private accommodation has been thoughtfully converted into two refurbished and well-presented letting rooms. A separate king-size bedroom provides additional flexibility and could be used as a third guest room or as accommodation for the incoming Pub Partner, depending on their requirements. This arrangement offers valuable income potential in a popular tourist destination.

LOCATION

Set above Coniston village, the pub enjoys wonderful views and an enviable Lake District location. Coniston Water, the Cumbria Way and the Old Man of Coniston are all nearby, attracting walkers, climbers, cyclists and sightseers throughout the year. The village setting provides an excellent opportunity to serve a loyal local community while welcoming visitors seeking genuine Lakeland hospitality.

THE SHIP

Bowmanstead,
Coniston,
LA21 8HB



THE DETAIL CONTINUED

BDM VISION

Our vision is to build on the pub's character, established reputation and outstanding location. There is scope to strengthen the food and drink offer, make more of the letting rooms and introduce events or experiences that appeal to both residents and visitors. We are looking for an energetic, commercially minded pub partner who enjoys being part of the community and shares our ambition for the business.



Ian Shilling
Business Development Manager

DIGITAL PRESENCE

The Ship Inn benefits from a strong and established digital presence, providing excellent visibility to both local customers and the Lake District's thriving tourist market. The pub holds an impressive 4.5-star Google rating from over 1,300 reviews, reflecting its reputation for quality food, cask ales and welcoming hospitality. Its active Facebook page attracts around 3,800 followers with a 98% recommendation rate, while Instagram engages more than 1,100 followers through regular content showcasing the pub, food offer and picturesque surroundings. This existing online audience provides a solid platform for a new operator to further develop and grow the business.

↠ Pub Website

↠ Google Maps

↠ Facebook

↠ Instagram

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

The Ship Inn's energy rating is C.

DEMOGRAPHICS

The core local customer base is predominantly aged 35–65, with families, younger outdoor enthusiasts and older visitors broadening the audience throughout the year. Residents are likely to value well-kept ales, familiar food, good value and a welcoming community pub, while tourists create further potential for meals, drinks and overnight stays. This opportunity would suit a community-minded partner who can appeal to a broad age range while making the most of busy visitor seasons.

THE DETAIL CONTINUED

RESOURCES & SUPPORT