

Lindale

ROYAL OAK

A welcoming pub with great food in Lindale



OVERVIEW

Discounted Rent in Year One. The Royal Oak is a traditional 19th-century village inn in the heart of Lindale, renowned for quality, homecooked food and warm hospitality. Full of heritage and charm, it attracts locals, tourists, and walkers alike. With an excellent reputation and outdoor space enhanced by the current Pub Partner, this is a perfect opportunity for an experienced operator to build a destination food pub.

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	£541,604
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Agreement Type	Pub Partnership
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Weekly rent	£635
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Yearly rent	£33,000
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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	17,755
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Four weeks rent	£2,538
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Trading Deposit	£6,000
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Professional Fees	£2,217
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Stock & Glassware	£7,000
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THE DETAIL CONTINUED




TRADING STYLE

The Royal Oak trades as a destination-led country inn, celebrated for its food offer and welcoming atmosphere. Open seven days a week, it delivers high-quality, freshly prepared meals in a setting that combines rustic charm with modern comfort. Cask ales, wines, and spirits complement a menu that draws repeat visits from locals and tourists. Inside, the layout supports both relaxed dining and casual drinks, while the outdoor space is ideal for warmer months. Its log burners and open fires create a cosy retreat year-round. A food-focused, hands-on Pub Partner will thrive by elevating this well-regarded pub to even greater heights.

-  Community local
-  Country pub
-  Destination pub
-  Live entertainment

TRADING SPACE

The whitewashed exterior of the Royal Oak sits proudly on a hill, making an inviting first impression. Inside, the open-plan layout blends distinct drinking and dining areas around a central bar offering cask ales, lagers, wines, spirits, and soft drinks. The pub is enhanced by characterful log burners and open fires, making it a favourite spot year-round. Outside, a large rear car park has been adapted with additional seating—perfect for outdoor dining and drinks. The kitchen is fully equipped and capable of producing high-quality, fresh dishes to match the venue's strong food reputation. This is a true destination pub.

-  Food
-  Beer garden
-  Parking

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

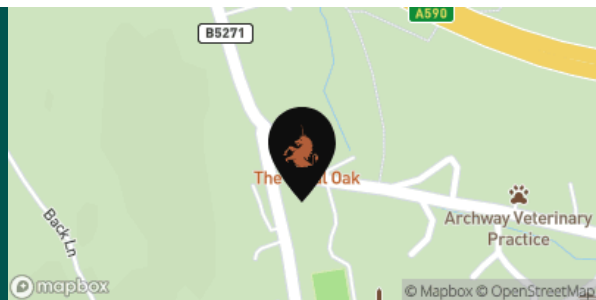
The Royal Oak offers spacious private accommodation located on the first floor. It comprises a large open-plan kitchen and living area, ideal for relaxing after a busy day, along with two generously sized bedrooms. The setup provides a comfortable and practical living space for a Pub Partner or couple looking to live on-site and become part of this vibrant village community.

LOCATION

Lindale is a charming hillside village in the South Lakeland district, overlooking Morecambe Bay. Just minutes from Grange-over-Sands and Cartmel, it's ideally located for exploring the Lake District. A favourite with holidaymakers, walkers, and nature lovers, the village offers year-round appeal. Growing commercial interest in the area presents new footfall opportunities, making it perfect for a thriving, food-led pub.

ROYAL OAK

Lindale,
Grange-Over-Sands,
LA11 6LX



THE DETAIL CONTINUED

BDM VISION

I'm looking for an experienced, food-focused Pub Partner to take the Royal Oak to its next level. You'll have a strong background in delivering quality food and hospitality, with the ability to manage a busy service while maintaining high standards. This pub has all the ingredients for success - character, location, and reputation - so we want someone with passion, local engagement, and business acumen to maximise its full potential.



Ian Shilling
Business Development Manager

DIGITAL PRESENCE

The Royal Oak already has a digital presence with both Facebook and Instagram pages, as well as its own website. In today's market, an online presence is essential for pubs, allowing customers to easily explore menus, events, and special offers before visiting.

» **Pub Website**

» **Google Maps**

» **Facebook**

» **Instagram**

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

This property's EPC rating is E.

DEMOGRAPHICS

The Royal Oak in Lindale is a Village All-Rounder pub, situated in an older, mid-affluence community. It caters to a broad demographic, offering both food and drink in a warm, welcoming atmosphere. The area is characterised by traditional, unbranded competition, with a strong emphasis on authenticity and community engagement.

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.