

*A welcoming pub with
great food in Lindale*

ROYAL OAK

Lindale

INTERESTED?

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OVERVIEW

The Royal Oak is a traditional village inn with a reputation for excellent food in the Cumbrian village of Lindale, overlooking Morecambe Bay and Grange-over-sands. The pub has a warm, welcoming, and cosy feel and is the perfect place to have a drink and something to eat. The Royal Oak has a great reputation for food as well as a strong locals trade, with an excellent reputation for cask beer, wines and spirit selection. It has been well kept and has been known to be the local community hub. To the rear of the pub, there is a large carpark and garden area, perfect place to overlook Grange-over-Sands. Robinsons are looking for a new business partner to move forward the wet and dry offering here, confirming locally, that the Royal Oak is the destination food pub in the area. They will want to become part of the local community, holding events throughout the year. This is the perfect opportunity for a new business partner to put their stamp on this pub and offering.

THE FIGURES



Accommodation
£0



Beverages
£219,744



Food
£320,000



Rent
£33,000

Potential turnover

£541,604



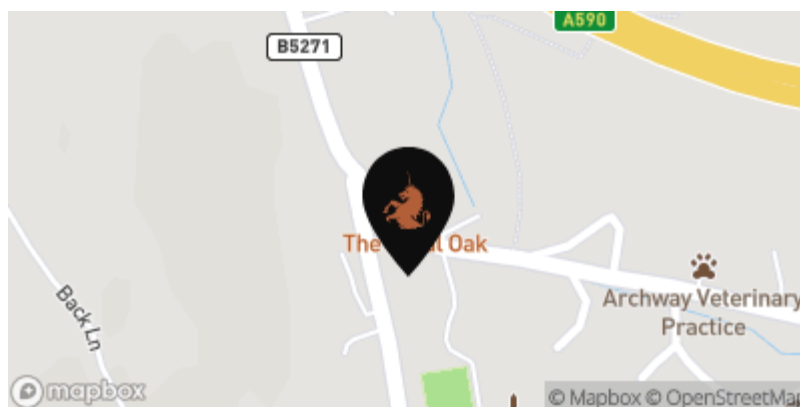
THE DETAIL

LOCATION

Lindale is a small village in the Parish of Allithwaite Upper, residing just off the A590 road that runs through the South Lakeland area. Lindale sits high on a hill, overlooking Morecambe Bay, with close links to nearby Cartmel and to Grange-over-Sands. Lindale is the perfect spot to enjoy peaceful retreats and cottage holidays in the Lake District. Attracting many a holiday maker year on year. It also makes a great launch pad to explore the majesty and splendour of the Lakes. There is something for everyone in and around Lindale, whether it be walking, mountain climbing, water sports or bird watching, holiday makers and locals alike are spoilt for choice. Lindale has recently become home to more businesses, especially car brands such as BMW, VW and Audi, could the Royal Oak become a meeting place for these businesses? All in all, Lindale, set in the Southern Lakes offers something for everyone.

ROYAL OAK

Lindale,
Grange-Over-Sands,
LA11 6LX



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	110
Current MAT Barrelage	71
1 Year ago MAT Barrelage	71
2 Year ago MAT Barrelage	59
3 Year ago MAT Barrelage	43

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	£2,538
Trading Deposit	£6,000
Professional Fees	£2,217
Stock & Glassware	£7,000
Fixtures & Fittings	£TBC
Sub Total	£17,755
Potential Turnover	£541,604

ACCOMMODATION

TRADING

Located on the top of a hill overlooking Morecambe Bay and Grange-over-Sands, The Royal Oak is a food destination pub. Pulling into the extensive car park, you are met with the fantastic site of the Royal Oak pub - the car park is a large size, and the beer garden has benches for around 20 people. Entering the pub, from the car park, you are met by the bijoux bar, small, but well stocked! The pub area is largely open plan with its distinctive dining and drinking areas and can seat around 65 people comfortably. The décor is traditional, yet light and airy and has log burners and open fires, perfect for those winter nights and local walkers. The kitchen is of a good size and is well equipped. This pub is ideal for a new business partner who is looking to own a destination food pub set in a beautiful South Lakeland village.

PRIVATE

There is a large private flat on the first floor of the Royal Oak, comprising of a large open plan kitchen, large lounge area and two good sized bedrooms.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/royal-oak-lindale>



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