

Great community pub in Stoke-On-Trent

GARDENERS ARMS

Stoke-On-Trent

INTERESTED?



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OVERVIEW

The Gardeners Arms is a classic community pub with a strong following for traditional pub games and plays host to several local interest groups who are based at the pub, the pigeon club being just one. The Gardeners Arms is situated to the north of Stoke on Trent, close to Biddulph and has been refurbished to a high standard. The pub is in a good catchment area being surrounded by housing and businesses. It has a single bar serving two main trading areas, a catering kitchen, and a large beer garden with children's play area. Robinsons are seeking a new licensee who can integrate into the local community and drive the wet and food trade at this beautifully refurbished pub business.

THE FIGURES



Accommodation

£0



Beverages

£216,911



Food

£41,600



Rent

£10,000

Potential turnover

£263,711

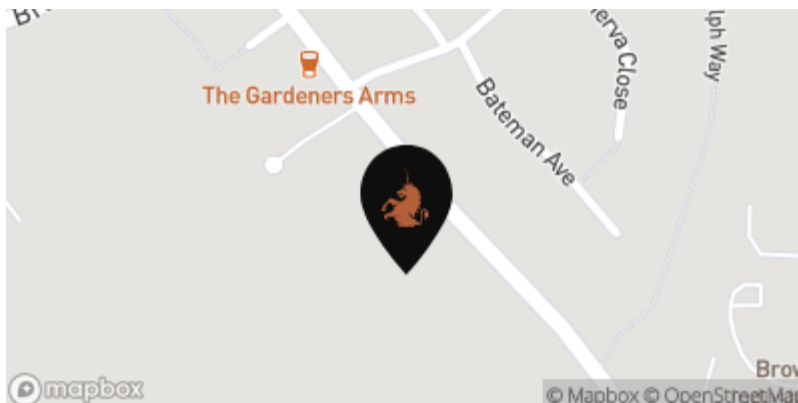
THE DETAIL

LOCATION

The Gardeners Arms is situated in the urban area of Brown Lees which is on the main A527 between Biddulph & Stoke on Trent. The catchment for the pub is the local houses around it. The pub itself has a very community feel to it, due to the housing. The nearest city is Stoke-on-Trent is only a 20-minute car journey away.

GARDENERS ARMS

Brown Lees Road,
Stoke-On-Trent,
ST8 6PH



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	175
Current MAT Barrelage	167
1 Year ago MAT Barrelage	171
2 Year ago MAT Barrelage	188
3 Year ago MAT Barrelage	147

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	£769
Trading Deposit	£6,000
Professional Fees	£1,985
Stock & Glassware	£2,000
Fixtures & Fittings	£9,999
Sub Total	£10,754
Potential Turnover	£263,711

ACCOMMODATION

TRADING

As you enter this beautifully refurbished community pub, you are met by a horseshoe shaped central bar that serves both the lounge with cosy fireplace to the front and games room to the rear. The pub lounge area can seat up to 40 people comfortably, with also the facility of putting on live music to rear of this area. The games room is of a large size which can house a darts and pool team. From this area you can access the well-kept, very large family friendly, beer garden area. This area is perfect in the summer as it acts as a little sun trap. In the wintertime, there is enough room for a marquee or winter structure to be put up! The large beer garden houses a fantastic children's play area. The garden also features a heated covered smoking area. The pub has a well-equipped catering kitchen capable of providing hot and cold pub food all week long.

PRIVATE

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/gardeners-arms-stoke-on-trent>



GardenersArmsBrownLees