admiral
TAVERNS



KINGS ARMS, KIRKBY LONSDALE

CARNFORTH, LA6 2AU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,875

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Kings Arms is a large historic grade II listed three storey pub nestled in the heart of the scenic market town of Kirkby Lonsdale in Cumbria. The town attracts many tourists from far and wide due to its unspoilt nature, high quality independent shops, historic charm and its fantastic restaurants, cafes and bars. Its close proximity to the Yorkshire Dales, Forest of Bowland, Lake District in the respective counties of North Yorkshire, Lancashire and Cumbria make Kirkby Lonsdale an ideal and idyllic place to stay. The Kings Arms provides three charming cottages for tourists to base their travels from and are located behind the Kings Arms, which is in an enviable position on the bustling high street. The building itself dates from the middle of the 16th century but was trading as an inn from the early 17th century onwards. The pub retains many of the original features including a huge 'inlgenook' fireplace which is reportedly the largest working example in Cumbria. Kirkby Lonsdale is easily accessible by car, with the A65 running through the town. Regular bus services run through the town connecting with the nearest train station, Oxenholme Lake District.

Pub Layout

Upon entering off Kirkby Lonsdale's historic high street customers are welcomed in to an open plan bar and dining area. The pub oozes historic charm yet the trade area brings a contemporary modern twist tastefully blended with its original features. The gorgeous well stocked bar runs to the left-hand side opposite that opulent original fireplace. The stylish décor is incredibly welcoming and relaxing, and the mash-up between traditional and modern flows through to the food offer as well. The pub benefits from a delightfully decorated high-ceilinged upstairs room which can be used either as a pool and darts room, a function room, or for additional dining seats. Three cottages to the rear of the pub are fully booked by tourists over the summer months and these are elegantly decorated and furnished to a high standard. Also to the rear is an enclosed paved courtyard area, directly opposite the letting cottages, complete with modern bench seating this is a beautiful place to sit and enjoy a refreshing drink.

TRADING STYLE

The Kings Arms offers locals and tourists a high-quality dining and drinking experience, boasting excellent standards, fantastic customer service and a welcoming environment. The Kings Arms provides a fun and relaxing environment; a really delightful place to while away the hours, whether having a meal out or having a few drinks with friends. A bold range of fine wines, craft beers, eclectic spirits and local tipples provide customers with a wide and ever-changing range of drinks to savour and enjoy. A casual dining experience, in a relaxed and inviting atmosphere complimented by the beautiful letting cottages are what make the Kings Arms a success, attracting locals and visitors to enjoy this beautiful town.

ACCOMODATION

Private Accommodation

The private accommodation, located across the first and second floors consists of three bedrooms, a living room, a good sized kitchen and bathroom all in good condition.

Letting Accommodation

At the rear of the building, there are three self-contained cottages, offering additional high-quality accommodation.
These include two doubles and one spacious family cottage, providing flexible lodging options for couples, families

3+ Private Bedrooms | Beer Garden | Cask Ale | Function Room | Kitchen | Letting Rooms | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns

FINANCIAL

Weekly Rent: £480.77
Estimated Annual Turnover*: £301,779
Security Deposit: £5,875
Working Capital: £2,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The Kings Arms is an exciting, multifaceted business with significant scope for growth. Greg Beresford, Business Development Manager, is looking for an ambitious and energetic licensee who can build on its strong foundations, enhance the customer experience, and maximise opportunities across the pub, food offer, accommodation, and function space. This is a fantastic opportunity for someone with flair, creativity, and a passion for hospitality to create a thriving destination venue at the heart of the local community.
The ideal applicant will:

- Deliver exceptional customer service and create a warm, welcoming atmosphere.
- Introduce a fresh and distinctive food offer that sets the business apart from local competition.
- Have a strong understanding of quality drinks service, including premium beers, spirits, wines, and cocktails.
- Be community-focused, actively building relationships with local residents, groups, and businesses.
- Use social media, booking platforms, and other marketing channels to promote all aspects of the business.
- Maximise the potential of the three letting cottages and drive occupancy throughout the year.
- Develop the function space to attract private events, celebrations, and community activities.
- Be hands-on, commercially minded, and confident operating a busy seasonal business.
- Identify and implement opportunities to grow sales and profitability.

If you're looking for an exciting hospitality opportunity and can see the potential to make The Kings Arms your own, we'd love to hear from you.

3+ Private Bedrooms | Beer Garden | Cask Ale | Function Room | Kitchen | Letting Rooms | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk
admiraltaverns admiral_taverns