

## Introduction

The Farmer's Arms is situated on the Ledbury Road on the edge of the Cotswold's and in an area of outstanding natural beauty. Being shadowed by the impressive Malvern hills, rolling countryside and nearby wildlife reserves are just a few of the reasons happy customers return to this delightful pub time and time again.



### Trading Potential

The Farmer's Arms is set in a rural location on the main Ledbury Road and almost sits in the shadow of the Malvern Hills. The pub prides itself on still having the quintessential great British pub feel about it with low wooden beam ceilings and roaring fires in the winter. The Farmer's is a very successful food led destination site, whilst still accommodating the vast number of tourists, walkers, and cyclists to the area.

### New Business Partner Profile

This pub sits in the "Great Pub Great Food" segment of our estate, and we would ideally be looking for a new Business Partner who has good catering skills with the ability to service high volumes. A good knowledge of adapting menus to suit different trading times and the personal skills to immerse yourself in running a site within rural community would all be an advantage here.

### Trade Areas

The main entrance is from the patio area into the main bar, to the left we have a rustic bar area with an open fireplace and seating for 18 this leads to the customer toilets. To the right is the main dining room which is set for approximately 60 covers and has the fireplace with log burning stove, this leads out to the rear patio and courtyard area with approx. 85 cover's and another 18 wooden benches situated on the grass area and has amazing countryside views.

The large fully equipped trade kitchen and wash up is to the rear of the bar.

### External Areas

The pub benefits from a large car park with circa 60 spaces, trade garden with 18 benches and a patio area / courtyard area to the side and rear with a further 85 covers. There is a separate thatched cottage in the carpark which can be used for staff accommodation or as a self-contained B&B / holiday let and comprises of a kitchenette, bathroom, lounge, and a double bedroom over the mezzanine.

### Domestic Accommodation

Accessed from the bar the accommodation is on the first floor and has two double bedrooms, lounge/diner, bathroom, kitchen, and office



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£5,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£18,000