

Farmers Arms

Lower Apperley, Gloucester



Introduction

The Farmers Arms is situated on the Ledbury Road on the edge of the Cotswolds 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 Farmers 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 our "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 and into the main bar, to the left we have a rustic bar area with an open fire place and seating for 16 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 area and lawned garden with 26 wooden benches and has amazing countryside views. The large fully equipped trade kitchen and wash up is to the rear of the bar and leads through to a private yard.

External Areas

The pub benefits from a large car park (40), trade garden with 26 benches and a patio area to the side with a further 4 benches. There is a separate thatched building in the carpark which can be used for staff accommodation or as a self-contained 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

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£4,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£17,000

For further details, please call 01380 732216 or Email: recruitment@wadworth.co.uk

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