

# Strode Arms

Cranmore, Shepton Mallet, BA4 4QJ



## Introduction

The Strode Arms is the classic British 18<sup>th</sup> century stone built pub in the centre of Cranmore, opposite the duck pond. This idyllic village is handily situated between Frome and Shepton Mallet in the beautiful Somerset countryside.

The Strode Arms is very popular with locals and visitors to the area and benefits from the East Somerset steam railway attraction in the village. The pub has a quintessential feel, with flag stone floors, inglenook fireplace and log burning stoves, making it a great place to meet up and enjoy lunch or dinner any day of the week.



### Trading Potential

This fantastically situated village pub sits in the centre of the village of Cranmore directly opposite the duck pond and has all the hallmarks of a great traditional British pub. Segmented as “Great Pub Great Food” within our estate the Strode Arms can comfortably seat 70 throughout the pub and has a trade kitchen that can easily cater for these numbers. The business we believe is currently trading at 60% - 40% in favour of food and is well patronised, however we feel that with a menu change and increased use of social media to market the business a new BP could develop an already solid trade.

### New Business Partner Profile

The new business partners here will ideally be owner / operators with kitchen skills, have great communication skills within a village environment and have the persona to become a key part of the community. This site would suit operators with experience in the trade of running a site that caters for locals and visitors to the area, with the drive and enthusiasm to build on an already solid business.

### Trade Areas

The trading areas here are set over 4 separate spaces, at the far end “the green room” is set for dining and can comfortably seat 30, adjoined by a snug room with fitted bench seating for 14, and a log burning stove. The main bar has an inglenook fireplace with further seating for 20 which leads through to another bar area with seating for another 10 and has a gas effect fireplace.

### External Areas

The pub benefits from a large rear car park (20) and parking to the front of the pub for a further 6. The front has a fenced patio area with 7 benches and a trade garden to the rear with a further with 5 benches. There is a double garage / store room and car port.

### Domestic Accommodation

The private accommodation has 4 bedrooms, large lounge with fully fitted kitchen, bathroom with shower over. A separate one bedroom fully contained flat accessed by a stone staircase to the front of the building which has potential for either staff accommodation or letting.



### Capital Required

|  |         |
|--|---------|
| <b>Fixtures &amp; Fittings</b> estimated to be   | TBC     |
| <b>Stock</b> estimated to be                     | £4,000  |
| <b>Security Deposit</b>                          | £8,000  |
| <b>Minimum working capital required</b>          | £5,000  |
| <b>Total (circa)</b> without fixtures & fittings | £17,000 |

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