

Carpenters Arms

High Street, Fiskerton, Lincoln. LN3 4HF



Purchase price – OIRO £16,000

Rent - £575 per week

Profit Partnership Plus Agreement

This pub is available on a 3-year secured tenancy (i.e. automatically renewable) and is not subject to any rent reviews.

The purchase price is reimbursed when the business is sold back to the Brewery, subject to conditions.

The Profit Partnership Plus agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Brewery responsible for structure repairs
- No rent reviews
- Drinks supplied at highly discounted prices
- Free and subsidised training courses
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support

The Pub and its Facilities

The Carpenters Arms stands prominently on the main road and is the only pub in the village of Fiskerton and has off road parking for c.50 vehicles. The trading area comprises of a public bar with a pool table, lounge, dining/restaurant area with 64 covers, which also opens onto an outdoor patio area with a further 20 covers, so can easily cater for large parties and functions. The pub also benefits from a substantial grassed beer garden with additional seating which is very popular, along with a small covered area to the side. The beer cellar is located on the ground floor along with a fully equipped commercial kitchen.

Licence details

Alcohol Sales

11:00am until 11:00pm – Monday to Saturday

Noon until 10:30pm – Sunday

Recorded Music (Indoors)

11:00am until 11:00pm – Monday to Saturday

Noon until 10:30pm – Sunday

Opening Hours

Monday to Saturday 11am until 11.30pm

Sunday – Noon until 11pm

The Neighbourhood

Fiskerton is a quintessential English village, only 5 miles from the magnificent Cathedral City of Lincoln.

It is close to the river Witham and surrounded by beautiful countryside, and it is renowned as a stop off point for walkers, hiking along the bridleway, amidst the ancient Woodlands, Mediaeval Abbey ruins and Wildlife. There are a number of facilities in Fiskerton, including an excellent Primary School with good Ofsted reports, a local Doctors' Surgery and several shops, including the local Co-op

Fiskerton is also on the main bus route to Lincoln, where there is an abundance of amenities. Lincoln is one of the country's top tourist destinations, full of history and attractions.

Living accommodation

The domestic accommodation benefits from 3 double bedrooms, a kitchen, lounge, bathroom, and all rooms are in excellent decorative order with central heating throughout.

Qualities which will make this pub thrive

Being a great hands-on operator with the skills to attract custom from both local and surrounding areas and integrate yourself into the village community life. You will also need to be able to drive business through excellent standards and service and have a passion for home cooked quality food and serving fantastic real ale. Experience in the licensed trade, especially with cask ales, is preferred but not essential.

The Purchase Process

To register your interest in purchasing this business you can apply via our website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity, just pick up phone and we'll do what we can to help you. 😊 We look forward to hearing from you.

Gallery

