

## INTRODUCTION

The Bridge Inn sits in the quaint village of Horton, just 3 miles Northeast of the market town of Devizes, and is situated alongside the Kennet and Avon Canal. Built in c.1800, this grade II listed building was originally a family run farm and later, a flour mill and bakery. This idyllic canalside, country pub is very popular with walkers, cyclists, and boaters, offering 100 meters of moorings for visitors.

## TRADING POTENTIAL

The Bridge Inn is in a prominent position on the Kennet and Avon canal. The pub provides a picturesque setting for diners and drinkers, enticing customers from the tow path and local area. The large beer garden with children's play area and the newly refurbished games and function room give the pub to opportunity cater for all.

## EXTERNAL AREAS

The large Canalside lawned garden can easily seat 80 to 100 on bench seating. At the end of the garden you will find a secure children's play area. There is also separate gated access to the mooring, which provides space for up to 7 vessels. The private car park offers space for 27 cars.

## TRADE AREAS

There are 3 separate trade areas, with a total of 60 covers, one section benefits from a Firebox stove and another from a fully functioning log burner. There is a fully equipped trade kitchen with pizza oven, wash up and storage. Opposite the main building is a games room/ function room with log burner, a pool table and can be set up to seat 20 comfortably.

## PRIVATE ACCOMODATION

The accommodation comprises of a living room and kitchen, 3 double bedrooms 1 with en-suite. 1 single bedroom and 1 office single bedroom/office. There is a small private courtyard overlooking the canal and a separate outbuilding for storage.



**\*Please note beer & cider are measured in brewers barrels 36gal\***

Sales volumes	2023	2024	2025
Own Beer (measured in brewer's barrels)	15.3	24.1	42.8
Foreign Beer (measured in brewer's barrels)	38.4	44.1	74.1
Cider (measured in brewer's barrels)	10.4	15.9	25.2
Total Beer & Cider (measured in brewer's barrels)	64	84.2	142.1
Wine (ltr)	622	962	1,826
Spirits (ltr)	65	97	137
Minerals (ltr)	859	1,353	2,123
Total W/S/M (ltr)	1546	2,412	4,086

## FINANCIAL OVERVIEW

### Ingoing costs:

Fixtures and Fittings: TBC

Deposit: £8,000

Working Capital: £8,000

Stock: £8,000

### On going costs:

Rent: £32,000

Rateable value: £19,000

Maintenance service agreement (MSA): £3,940 pa

Business support package: £1,560 Per annum.