

Bridge Inn

Horton
Devizes
SN10 2JS

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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 and holidaymakers.



Trading Potential

The Bridge Inn is located on the Horton Road, a short distance from the busy Market town of Devizes. It is popular with walkers, cyclists and holidaymakers due to its 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 since it is on the very edge of the canal. This is an opportunity for a new Business Partner to continue to develop a quality food and drink offer, drawing custom through social media channels to aid the future success of this site.

New Business Partner Profile

This business opportunity would ideally suit an owner-operator partnership with a good level of catering experience and a passion for serving our casks ales to the highest standard. A good knowledge of using social media platforms for promoting and generating business from the local villages and holidaymakers who visit the area, would be advantageous.

Trade Areas

There are three separate trade areas, all served from a single bar servery, situated centrally in the main bar area, which also seats 15. To the left of the bar is 'The Cratch', aptly named by the existing Business Partners, which benefits from a Firebox stove and seats 20. There are a further 14 covers in the separate dining area, which has a fully functional log burner and fitted bench seating with ambient lighting. There is a fully equipped trade kitchen with pizza oven, wash up and storage.

External Areas

The large Canalside lawned garden can easily seat 80 and benefits from a decked area with bench seating, a large pergola overlooking the Kennet & Avon Canal and a secure children's play area. There is also separate gated access to the 140m long mooring, which provides space for up to 7 vessels. There is bench seating to the side of the pub for a further 8 covers and a private car park for 25 cars.

Domestic Accommodation

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



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£4,000
Security Deposit	£8,000
Minimum working capital required	£8,000
Total (circa) without fixtures & fittings	£20,000

For further details, please email: tenantrecruitment@wadsworth.co.uk