

Canal Tavern

49 Frome Road, Bradford on Avon, BA15 1LE

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Introduction

The Canal Tavern is a welcoming and stylish canal side pub, situated in Bradford on Avon, a picturesque historic town located 8 miles from Bath city centre. This town's canal, historic buildings, shops, pubs, and restaurants make it popular with tourists.



Trading Potential

Bradford on Avon is a well-connected town, an appealing setting for its residents and visitors. Its weekly market and opportunities for leisure, cultural and tourist activities makes it an attractive area for a successful business. The Canal Tavern also benefits from passers-by and the canal barge trade. The pub has 62 internal covers separated into 4 areas, all tastefully decorated, creating a quaint country pub feel. The canal side external seating invites people from the tow path in for a bite to eat or a drink on their travels. Overall, this pub has great potential and opportunity for business development.

New Business Partner Profile

The new Business Partners will ideally be operators with extensive catering skills with the ability to grow and deliver a great food offer. They must also be engaged and have passion to keep and dispense our quality cask ales to the highest standards.

Trade Areas

The Canal Tavern can be accessed from the main road at the front of the pub or from the rear of the pub from the canal towpath. The pub consists of 4 internal areas, one with a coal fire and another with a log burner. The L shaped bar which provides service for all 4 sections of the pub. The kitchen is of good size and is fully equipped. Outside is a separate chiller and food storage space. All toilets are on the ground level.

The external seating sits on a large patio with bench seating, providing 80 covers, 16 of which are positioned underneath a converted covered area.

The pub does not have a car park, although there is plenty of public parking close by.

Domestic Accommodation

The accommodation is located upstairs through the bar servery. Off the main hallway there is 2 double bedrooms and a spacious living room, with a door leading to a flat roof space. From the living room there is a lobby leading to a utility, bathroom, and 3rd bedroom.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£8,000