

Dandy Lion

35 Market Place,
Bradford on Avon,
BA15 1LL



Introduction

The Dandy Lion is a thriving town centre pub, situated in Bradford on Avon, a picturesque historic town located 8 miles from Bath city centre. The towns canal, historic buildings, shops, pubs and restaurants make it popular with tourists.

Trading Potential

Bradford on Avon is a well-connected town providing an appealing setting for its residents and visitors. Its weekly market, opportunities for leisure, cultural and tourist activities makes it an attractive area for a successful business. The pub has 80 covers flowing from the ground floor to the first, it also obtains a well-equipped kitchen, both give great prospect for a rewarding pub. The Dandy Lion is an established business with the potential to grow both on the food and drink sales.

New Business Partner Profile

The New Business Partners will ideally be operators with catering skills and 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.

Trade Areas

The pub consists of one large bar area on the ground floor, surrounded by 44 covers, a characteristic staircase leads you to an open dining area with an additional 36 covers. The well-equipped trade kitchen is located on the first floor it contains a large, fixed triple door fridge and wash up area. Ladie's toilets are also on the first floor with the gent's downstairs.

Domestic Accommodation

The accommodation is located on the second floor and comprises of a kitchen, a bathroom with a separate toilet, a lounge and 4 bedrooms.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£3,000
Security Deposit	£8,000
Minimum working capital required	£10,000
Total (circa) excluding fixtures and fittings	£21,000

For further details please email:

tenantrecruitment@wadworth.co.uk