admiral
TAVERNS



BRIDGE, CHORLEY

CHORLEY, LANCASHIRE, PR7 4HZ

- Beautiful canal side location
- True community local pub
- Ideal starter pub

YOUR INVESTMENT:
£11,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Bridge is situated on the canal in the town of Adlington, Chorley which is 8 miles north of Wigan and 12 miles south of Preston. This is fantastic location for walkers throughout the year and during the summer months there are plenty of canal holiday makers. This pretty Lancashire town also oozes character and charm with its traditional buildings, old style shops and pubs suitable for the mixed age and demographic in the area. Adlington has its own railway station, Adlington Railway Station, which is on the Manchester to Preston Line. This provides convenient rail connections to nearby towns and cities such as Chorley, Bolton, Preston, and Manchester. The town is accessible by road via the A6 and A673 roads. The A6 runs through the village, providing a direct route to nearby towns such as Chorley, Bolton, and Preston. The M61 motorway is also nearby, offering further connectivity to Manchester and other parts of the North West.

Pub Layout

From the main entrance of The Bridge you are greeted by a selection of small snug areas all in keeping with the character of the pub. To the right you have a drinking area where regular entertainment plays and to your immediate left another small drinking area in front of the bar. The impressive bar is a central feature providing a great selection of draught products, cask and a great back bar offering servicing all areas of the pub. Then directly in front of you is the pool an darts area with a good sized drinking section here also. Externally there is a car park and a small drinking area which could be a beautiful attraction to this pub.

TRADING STYLE

The pub is predominantly a wet led operation with a pizza offer and is currently split is currently 90/10 wet led. The current retail offer is mid range with a back bar that ranges from standard spirits (no house doubles) to a full premium gin bar.

ACCOMODATION

Private Accommodation
The private accommodation consists of 3 bedrooms, bathroom, kitchen, living area.

FINANCIAL

Annual Rent: £22,500
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £1,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

We are ideally looking for a licensee who can influence and capitalise on the profitability at this solid community local pub. The new licensee would need to be capable of integrating and nurturing the current established trade as well as enhancing the business further with a strong marketing. social media presence and a solid rhythm of the week. A hands on licensee with great standards would be highly appreciated by the welcoming customer base and the right person, couple or family would thrive in this fantastic environment. This is a great opportunity for a licensee who thrives in the industry atmosphere and put this pub back on the map.