admiral
TAVERNS




# BRIDGE INN, CHIRK

## CHIRK, LL14 5BU

**AGREEMENT TYPE:**
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**
**£11,500**

CALL **01244 321 171** FOR MORE DETAILS

## DESCRIPTION

The Bridge is a detached pub located in the small village of Chirk Bank which is just outside of the town of Chirk. Chirk has a population of approximately 5,000 and sits on the Welsh Border close to Shropshire, with the B5070 Road connecting the two settlements via Chirk Bridge over the River Ceiriog. The Bridge is located just off the busy A5 road which connects Wrexham and Oswestry. The pub benefits from tourism due to its location overlooking the Chirk Aqueduct and is close to the canal so is popular with boaters.

**Pub Layout**

On entering through the main front door, the pub is open plan with a central bar servery. To the right of the pub is the main bar, which can seat up to 30 people. This is where the locals usually gather throughout the week and it has a more relaxed feel with televised sport shown in this area as well as live entertainment which is very popular. The stairs leading to the private accommodation and fully equipped catering kitchen are located off this area. To the left of the pub is a lounge that leads onto the dining area for up to 40 covers. To the front of the pub is a decking area with benches. This area proves popular in the summer months with locals and tourists enjoying the spectacular views across the valley and the aqueduct. There is a car park located to the side of the pub for up to 12 cars.

## TRADING STYLE

The Bridge Inn trades as a rural community pub with boosted seasonal trade, it is well supported by the locals throughout the year. Trade sees an increase during the summer months due to its fantastic location overlooking the River Ceiriog and it's nearby caravan parks attracts visitors and holiday makers. At present the traditional food offering is well received. The current licensee has a strong rhythm of the week with regular music nights, quizzes and televised sports.

## ACCOMODATION

**Private Accommodation**
The private accommodation is located on the first floor and consists of three bedrooms, lounge, kitchen and bathroom all of which are well presented and in good order.

## FINANCIAL

**Weekly Rent:** £384.62 (post refurbishment)
**Estimated Annual Turnover*:** £375,203
**Security Deposit:** £6,500
**Working Capital:** £2,000
**Stock:** £3,000
**Fixtures and Fittings:** To be confirmed upon valuation – funding options may be available for the right licensee.
**Business Rates:** £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
**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

The BDM is looking for licensee(s) who know the area and can demonstrate the drive and passion to ensure that the Bridge is at the heart of the community with an excellent entertainment programme, fantastic food menus and good quality beers and ales.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Live Music

Email: recruitment@admiraltaverns.co.uk
**admiraltaverns.co.uk**

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## FUTURE PLANS

A full investment has been planned for a long-term licensee, encompassing both internal and external refurbishment works, including upgrades to the existing toilets. Plans also include the installation of two log burners within the trading area, along with a covered pergola to expand outdoor seating capacity. This refurbishment will significantly enhance the pub's overall appeal and support the continued growth of an already successful business.

*The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.*



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