admiral
TAVERNS



CANAL TAVERN, KIDSGROVE

KIDSGROVE, ST7 1EF

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Canal Tavern is a versatile and inviting pub nestled in the heart of Kidsgrove, Newcastle-under-Lyme. The surrounding area is largely residential with some industry and small local businesses. Most of the town is in the Kidsgrove ward, whilst the western part is in Ravenscliffe. Sitting right at the side of the canal, its waterside position is one of its biggest features, attracting both local residents and people passing through on the canals. Kidsgrove train station is just a short distance away from the pub allowing Stoke-on-Trent, Crewe and Manchester to be easily commutable.

Pub Layout

The Canal Tavern features a spacious 60-seater bar arranged across two welcoming rooms. Entering from the car park, you are greeted by a short corridor with access to the customer toilets. To the right is the main bar area, which includes a pool table and comfortable seating. Continuing along the corridor leads into the lounge, which features a raised seating area and direct access out onto the canal side. This flexible layout offers excellent potential for private functions, events or a dedicated function space, while also allowing different areas of the pub to provide varied customer experiences. The pub's prime canal-side location is a key selling point, particularly during the summer months. The attractive waterfront setting creates a great opportunity for outdoor seating and the chance to attract both local residents and visitors looking to enjoy the views by the water.

TRADING STYLE

The Canal Tavern is more than just a pub; it's a true community local, surrounded by nearby housing and local businesses. This setting helps create a friendly and welcoming atmosphere, making it a popular meeting place for both residents and local workers. The pub currently operates as a wet-led venue, offering live entertainment and hosting functions. However, there is clear potential to develop the food offer, whether through the introduction of back-bar snacks or a more substantial menu over time. There is also a strong opportunity to engage with local sports teams and community groups, helping to build regular trade and further strengthen the pub's position at the heart of the local community.

ACCOMODATION

Private Accommodation

The private accommodation is a decent size. There are two bedrooms, bathroom, lounge, kitchen and office.

Beer Garden | Car Park | Function Room | Kitchen | Food Preparation Area | Live Music | Sports Teams

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

FINANCIAL

Weekly Rent: £480.77
Estimated Annual Turnover*: £321,813
*Starting rent available: £275 + vat per week for first 12 weeks
Security Deposit: £6,250
Working Capital: £3,000
Stock: £2,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Zero Business Rates* – 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. Please note, this only applies to pubs marked with an Asterix *
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

At the Canal Tavern the vision is to transform this establishment into the beating heart of the community. My vision includes hosting darts and pool teams, showing all the major sporting events from Sky and TNT, and regular entertainment to keep the excitement alive, the go-to destination for all, offering an inclusive atmosphere where everyone is welcome. I am seeking a community focused licensee with experience of running a similar type of venue with a mixed customer base while ensuring strong controls are in place financially. The ability to organise and run local events for the community and experience of setting up and running a small food offering is a must!


Beer Garden


Car Park


Function Room


Kitchen


Food Preparation Area


Live Music


Sports Teams

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

admiraltaverns admiral_taverns