

THE SWAN  
FRADLEY JUNCTION

# The Swan Inn

Fradley Junction, Staffordshire



## Public areas

Main bar / Snug bar / 'Stables' restaurant area / Outside seating / Seperate bar and function room

## Private areas

3x Bedrooms / Kitchen / Bathroom / Office

## Other areas

Cellar / Kitchen

## About this opportunity

Wow what a location! The Swan Inn is a traditional and charming pub with a fantastic view.

Inside you will find a lovely bar area and lots of quirky nooks and crannies' where you can relax with friends.

Downstairs is a lovely restaurant area serving its popular carvery and great homely food.

Outside there is plenty of seating and a newly added outside bar which also offers a separate inside space perfect to host private functions and events.

It's not everyday we have a Canalside pub opportunity and this one is a well-established, ready to go business.

Current Business owners Kelly & Jim are sad to leave the pub as they have worked hard to build this business to such a great place, however due to personal reasons they are leaving and handing over a fabulous business.

You can walk into this pub and start trading straight away, however there is plenty of room to build and grow this business further to make it your own, this is a very exciting offer.

## The community

Situated between Lichfield and Burton in Staffordshire, Fradley Junction is where the Coventry Canal joins the Trent and Mersey Canal. It's one of the busiest places on the waterways with cafes, a pub and the ever popular Fradley Pool Nature Reserve.

At Fradley, canals, boats and people meet making it a great place for a family visit.

Just off the A38 and yet nestling in the rural charm of old Fradley Junction. 3 miles from Lichfield and 10 miles from Burton by road it makes getting around easy.

Interested in running this opportunity?

Give us a call on [0116 201 4260](tel:01162014260) or visit [www.everards.co.uk](http://www.everards.co.uk)