



The Waterfront Bar & Bistro

Marlborough Road, Pewsey, Wiltshire, SN9 5NU

Tenure: Freehold

Price: £410,000

Ref: 96355

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Prominent canalside freehouse located on the Kennet and Avon Canal
- Close to the affluent town of Marlborough
- Main bar (32) & restaurant (25)
- Owners' accommodation
- Front and rear gardens (100+). Far-reaching views
- Retirement sale with plenty of scope to improve

Location

The Waterfront Bar & Bistro is a prominent canalside freehouse on the northern fringes of the large village of Pewsey. Situated off Marlborough Road, the business is located 3.5 miles from the village centre.

The premises occupies a prominent position on the Kennet and Avon Canal at Pewsey Wharf. This is an area popular for river cruises and frequented by walkers, cyclists and paddleboarders.

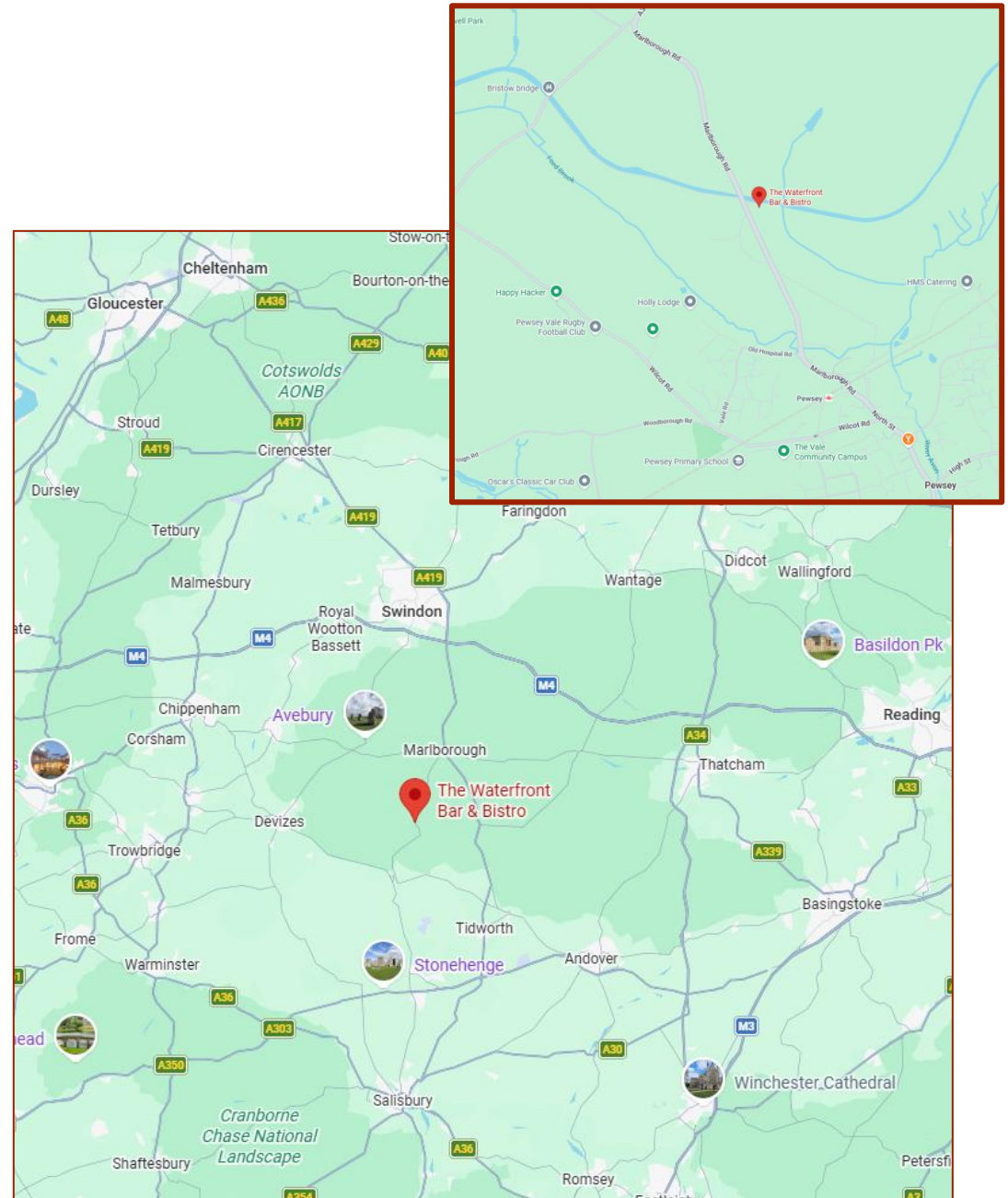
Pewsey has a population approaching 4,000. The village is situated in the centre of the Vale of Pewsey, Wiltshire, approximately six miles south of Marlborough and 71 miles southwest of London. It is within easy reach of the M4 motorway and the A303 trunk road between London and the South West. Pewsey railway station is served by trains running on the London Paddington to Taunton line.

Local attractions include the Pewsey White Horse and Pewsey Wharf. The village itself has a range of amenities.

The Property

The Waterfront Bar & Bistro occupies a two storey, brick constructed property under a pitched slate roof. The property is Grade II listed but does not lie within a conservation area. The land adjacent to the freehouse is owned by the Canal & River Trust.

The property is briefly described as follows:



Trade Areas

Front entrance from car park into VESTIBULE with access to the BISTRO/RESTAURANT. The restaurant is presented with wood floors and exposed timbers and has a BAR SERVERY with coffee making facilities. There is seating for up to 25 customers.

CATERING KITCHEN fitted with nonslip floor, tile walls and a range of stainless steel equipment, worktops and extraction units. PREPARATION KITCHEN with nonslip floor, UPVC cladding, stainless steel worktops and wash station.

STAFF TOILETS.

ACCESSIBLE CUSTOMER TOILETS.

A staircase from the entrance vestibule leads to a first floor PUBLIC BAR which has vaulted ceilings, exposed timber and brick walls, fitted carpet, a wood burning stove and a BAR SERVERY with polished wood top and back bar display. This bar is furnished with polished wooden tables and chairs to seat around 32.

There is internal access to the first floor bar from the front vestibule, plus an external staircase from the beer garden.

LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

STOREROOM.

BOTTLE STORE.

Owners' Accommodation

There is private accommodation over two storeys: the ground floor comprises a SITTING ROOM and UTILITY AREA with rear access. An internal staircase leads to a first floor DOUBLE BEDROOM and BATHROOM.





External

Outside, there is a front TRADE GARDEN and PATIO AREA for approximately 35. Rear BEER GARDEN with bench seating for up to 70, with a large marquee and far-reaching views over Salisbury Plain.

Timber clad OUTBUILDING utilised for storage.

There is also a piece of private, unused land which is currently overgrown but could potentially be used for trade once it is cleared and landscaped.

One private parking bay. Customer parking for 6-8.

There are also eight parking spaces in the central car park, along with a small plot of which is signposted 'The Waterfront Bar & Bistro'; these are on a lease agreement with the Canal River Trust at £400 per annum, paid quarterly in advance.





The Business

Our client has operated The Waterfront Bar & Bistro since 2011, originally as a tenant of the Canal & River Trust. They acquired the freehold in 2013 and ran the business successfully for a number of years. During Covid-19 and subsequently due to ill-health, they have operated the premises as a lifestyle business. Our client now wishes to sell freehold in order to enjoy a well-earned retirement.

The business is split approximately 60:40 in favour of food sales. It is popular with cyclists, walkers and runners using the neighbouring canal path, as well as boaters and those enjoying river cruises. It also benefits from strong local custom.

Historically, the business hosted annual beer festivals, comedy nights and live music gigs. As of March 2026, the business is open Thursdays, Friday and Saturdays, and serves lunch on Sundays. Therefore, there is plenty of scope for a new operator to increase trade by extending its opening hours. There is also potential to increase revenue by creating a modern website, as the business does not currently have one.

The current estimated net turnover is approaching £300,000. Prior to Covid-19, this figure was in excess of £500,000. Further accounting information may be made available to serious parties following a formal viewing.

The Waterfront Bar & Bistro would benefit from being given a new lease of life by a young and enthusiastic operator who could capitalise on the potential the site has to offer, maximising its canalside location, extending its opening hours and marketing it via a dedicated website and social media channels.

Tenure & Price

FREEHOLD £410,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol from 10:00 – 01:00, seven days a week.

Services

All mains services are connected. Rateable Value: £26,750 from 01 April 2026. Local Authority: Wiltshire Council.



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