

Weddings at The Bradley Inn

The Bradley Inn is a perfect location for a destination wedding, creating an experience you and your guests are unlikely to forget. With 15 uniquely decorated rooms, nautical themed tavern, beautiful grounds with many different flowers blooming throughout the season and a restaurant that is acclaimed to be one of the best in the area, you cannot find another venue better suited for your special day. The Pemaquid Lighthouse is a mere 4-minute walk from the Inn providing the wedding couple with a spectacular spot for the ceremony as well as for photos.

We want your day to be what you dreamed it to be; we focus on the property and food, however there are quite of few additional logistics that need oversight, so we require that a day of wedding planner be hired for weddings with more than 50 people. Honestly, you should not have to worry about anything but getting ready and having fun, after all it is your day!

The Bradley Inn offers the following:

- 15 rooms for you, your families, wedding party and guests, which includes a sumptuous breakfast
- Location for your rehearsal dinner, ceremony, cocktail hour and reception
- Onsite chefs that will work closely with you on creating the menu
- Special dietary restriction options
- Exclusive use of the property
- The Carriage House Suite is a great space for the wedding party to get ready
- The Garden Cottage makes for a great private space for the two of you

You and your wedding planner will be responsible for:

- Rentals include but not exclusively: tent, tent lighting, tables, chairs, dance floor, stage, dinner and glass ware, flatware, serving platters and utensils, portable toilets and any other items you may require that are outside of what The Bradley Inn offers
- The selection of outside vendors such as music, florist, bakery, hair and makeup artist, transportation, photographer and videographer

Overview of Policies

- It is required that all rooms at The Bradley Inn be rented by the wedding couple for their wedding party/guests for the required minimum of nights typical for the season. For exclusive use of the property for the weekend a premium is charged.
- A \$1,500 non-refundable deposit for the rooms is required at the time of booking. This guarantees the privilege of exclusive use of the entire property by wedding guests for the weekend.
- It is the responsibility of the wedding couple to fill the rooms; payment for any rooms not occupied will be the responsibility of the wedding couple or whoever is paying for the rooms. A spreadsheet will be provided for documentation of guests staying in each room, for submission to The Bradley Inn at least two months prior to the event. Credit card information will be requested from each guest upon booking for any incidentals whether or not they are paying for the room.
- A \$4,000 non-refundable deposit to book the date is required upon booking. The final payment is due the day after your event.
- Credit card information will be required for each individual responsible for payment of any part of the weekend rooms and/or event(s).
- In accordance with local laws outdoor receptions and music must cease by 9:30 pm
- Last call at the bar(s) is the earlier of 5 hours from the start of the event or 10:00pm
- Maine law requires that all beverages be provided by The Bradley Inn
- All food and beverages are subject to an 8 % tax
- A 20% service charge will automatically be added
- All weddings with greater than 50 people must provide portable toilet facilities for guests
- Maximum number of guests is 75

Weekend pricing*

Rooms Site Fee**	\$1,500 or \$100/room
Event Site Fee	\$4,000
Cocktail hour and reception:	\$225/person
<ul style="list-style-type: none"> • Passed hors d'oeuvres (4) • Bread or rolls served with butter • Plated salad or soup • Plated entrée (2) 	
Vendor (Photographer, wedding planner, etc.) Meals	\$35/person
Children Meals	\$30/child
Buffet:	\$175.00/person
<ul style="list-style-type: none"> • Appetizer platters • Buffet style salad, sides and entrees (2) 	
Bar:	
Wine, beer and liquor fee is consumption based.	
Options:	
<ul style="list-style-type: none"> • Open bar inside and outside which is hosted by the client • Limited open bar inside and outside which is hosted by the client • Cash bar inside and/or outside with guests paying for their drinks • A combination of the above 	
Staffing: ***	
Bartender	\$40/hr./bartender
<ul style="list-style-type: none"> • One bartender per 50 people is required • Two bartenders are required for indoor and outdoor bars 	
Bar back	\$25/hr./bar back
(Bar backs keep bars stocked so that the bartender can maintain their post)	
<ul style="list-style-type: none"> • One bar back is required for an outside bar • One bar back required for two bars 	
Wait staff	\$30/hr./wait staff
<ul style="list-style-type: none"> • One wait staff per 20 people is required 	
Captain	\$50/hr.
(The Captain is responsible for wait staff and plated food service)	
<ul style="list-style-type: none"> • Captain required for greater than 50 people 	
Parking attendant	\$50/attendant
<ul style="list-style-type: none"> • One attendant for 50 cars 	

*Pricing as listed is the minimum for 2025 and is subject to change based upon menu selection.

**Rooms site fee of \$1,500 can be paid by host or \$100 by room by guest for exclusive use of the entire property

***Staff Members typically are needed two hours before and after event





The Bradley Inn Tavern and Dining room, Carriage House Suite, Garden Cottage, Pemaquid Lighthouse, Sample of food prepared by our chef, and a view of the Breakfast table.

