admiral
TAVERNS



KINGS HEAD, BLAKENHALL

WALSALL, WS3 1LU

- Great to introduce cask ales
- Popular for darts teams
- Separate function room

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Kings Head is situated in Blakenall Heath, a suburb of Walsall. Located conveniently for the M6 and A5 this is a well-established business and is very community orientated. hosting lots of charity events and being linked to lots of teams, groups and societies.

Pub Layout

There is a hard floor bar area with seating for about 30 people and a darts area. The central island bar services the bar, lounge and the outdoor area. To the upstairs is a darts/sports room with 6 boards in place. Externally there is a courtyard garden and a large car park at the front of the pub.

TRADING STYLE

The Kings Head attracts a more mature clientele and hosts a darts, dominoes and a crib team. This is a well-known and established business so the new licensee will need to have an understanding of local area and the history of the site. Locals frequently visit the pub and the pub's events are well marketed through both traditional and digital media.

ACCOMODATION

Private Accommodation

The private accommodation consists of a downstairs lounge and small kitchen as well as three double bedrooms and a bathroom.

FINANCIAL

Annual Rent: £8,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,000
Stock: £2,000
Business Rates: £Nil. Based on the April 2023 rating list, the Zero 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.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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

There is much potential here to grow trade by The successful applicant will ideally be local to the area with experience in the pub industry running community pubs. They will also have a passion for cask ales and keep a great cellar. Engaging with the local community will be key to the site's future success. Maintaining support for the existing teams and societies that already call the pub home and continuing the great charity work the pub is known for will be essential.