



SADDLERS ARMS, WALSALL WALSALL, WS3 3PS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Saddlers Arms is a popular estate pub, which offers a friendly welcome to families, locals, and new customers alike. Located in Bloxwich a small town to the north of the borough of Walsall, which benefits from good links to both the M6 and M54 motorways. Over 9,000 households live within 1 mile radius of the pub.

Pub Layout

The pub is a large two-room operation, there is a bar area as you enter to the left of the front doors and to the right is a large lounge area. Both rooms have their own bar servery and are completely separate from each other so can be utilised as separate function rooms if needed. There is a small catering kitchen situated back of house which can accommodate service for all styles of catering and plenty of storage space. Externally there is a large lawned area with tables and benches for casual drinking or dining and there is also a sheltered terraced area off the lounge for dining or drinking. There is a small car park to the front side of the property. The pub has been invested in both internally and externally in the last 18 months. The fixtures and fittings are very nice and appropriate for this style of pub.

TRADING STYLE

The Saddlers Arms is a fantastic community local popular with families and couples from the surrounding community, as well as being home to sports teams and hosting team events. The regular karaoke and quiz nights, as well as live music at weekends, means there is much to encourage customers to come to the pub. Food also plays a key part to the success with a tasty, well-priced menu that has something to cater to everyone.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms, living room, kitchen, bathroom, and toilet.

FINANCIAL

Annual Rent: £19,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £5,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

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.

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

We are looking for a real community licensee for this fantastic pub. Local knowledge although not essential, will be advantageous to ensure that the offers and service values really meet the needs of the customers. There's an opportunity to develop the daytime food offer to include breakfasts, light lunches, and early bird offers to further broaden the customer base, so catering experience would be useful.



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden