



SAMSON & LION, STOURBRIDGE STOURBRIDGE, DY8 5SP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Samson and Lion is located in a fantastic position sitting on the Stourbridge canal in the village of Wordsley. Wordsley lies in the far south of the historic boundaries of Staffordshire and neighbouring Amblecote, it is one of several villages just north of the River Stour that forms the historic border with the county of Worcestershire to the South. There are plenty of local amenities in Wordsley making it a great place to live and a popular stop off point for people enjoying a trip on the canals, it also has an unusually large number of artistic groups operating in the music, theatre and arts sectors. The Samson and Lion caters for most tastes, and is in a prime position on the popular cycle route from Kinver to Brierley Hill as well as the canal.

Pub Layout

Upon entering, to the right you will find the main lounge which leads through to a raised seating area suitable for a relaxing drink or dining with its own toilet facilities. This area is currently utilised as the Sunday Carvery area. Just off here is where the trade kitchen is located. Carry on past the bar and this leads out to the amazing, canal side beer garden. From the main entrance, to the left you enter the bar area which has a mixture of fixed and loose seating, pool table, juke box and darts area to the rear as well as the WC facilities. There is on main central servery which services both the lounge and bar. Outside there is a canal side patio area, which is a great place to have a few drinks during the spring and summer months, especially popular with families and locals as well as walkers, cyclists and tourists. The hidden gem here is the separate function room located below the pub..that's right below..... This can be accessed (by staff) through the bar and through the cellar and customer have a an entrance via the beer garden. The function room is spacious, has its own bar and toilet facilities perfect for parties and other functions. The carpark is located to the left of the pub.

TRADING STYLE

The Samson & Lion is a community local, currently drinks focused where local ales, premium and core beers are available as well as a great range of spirits and minerals. There is a small catering kitchen capable of doing small food offer including Sunday lunches and has the capability to provide live entertainment and sky sports.

ACCOMMODATION

Private Accommodation

The accommodation is of great size with three large bedrooms, a lounge/sitting room, bathroom and WC and a large family kitchen/diner area.

FINANCIAL

Annual Rent: £25,000

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

Working Capital: £4,000

Stock: £3,000

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.



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen



Sports Teams

BDM VISION

I am looking for an experienced licensee in this style of operation with local knowledge being essential. A business plan will be required that has clear objectives and a plan of how these objectives will be delivered. Pride, passion and personality are a few of the key skills that I am looking for in the incumbent licensee. A keen eye for detail, a focus on great standards and service is a must have alongside a passion for people.



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