



SHREWSBURY ARMS, DUDLEY DUDLEY, DY1 1DA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Tucked away just off Dudley high street, The Shrewsbury Arms beckons with its irresistible charm. Dudley, a lively market town in the West Midlands. Nestled 5.5 miles southeast of Wolverhampton and a mere 8 miles northwest of Birmingham. Dudley wears its crown proudly as the Black Country's capital.

Pub Layout

The interior of The Shrewsbury Arms offers a seamless, unified experience. Greeting patrons upon entry is a well-appointed bar to the left. To the right, a blend of fixed and flexible seating, accompanied by three strategically placed televisions and an engaging dartboard. Stepping further in reveals an outdoor patio area that accommodates around 12 seats, complete with two additional television screens broadcasting both Sky and BT.

TRADING STYLE

The Shrewsbury Arms confidently thrives as a wet-lead establishment, positioned just a stone's throw away from Dudley's bustling high street. Great pricing and attractive offers this pub is firmly established in its community and extends a welcoming embrace to both loyal patrons and passers-by. The love for televised sports adds to the vibrant appeal.

ACCOMODATION

Private Accommodation

The private accommodation consists of lounge, kitchen, bathroom with separate toilet and two bedrooms.

FINANCIAL

Annual Rent: £10,200

Security Deposit: Initial deposit of £2,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

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

The Shrewsbury Arms represents an ideal opportunity for both emerging entrepreneurs and seasoned licensee (s). At its core, this establishment revolves around community engagement, and the new licensee is poised to harness this potential. By fostering local ties, providing regular entertainment, and championing pub-centric initiatives, the operator can elevate sales figures. The strategic focus on televised sports further enhances the pub's allure.



Cask Ale



Live Music



Sports Teams



Beer Garden