



SPOTTED COW, WALSALL BLOXWICH, WS3 2EZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Spotted Cow is a 19th century detached building located in the market town of Bloxwich, sitting two miles north of Walsall. The pub is surrounded by many houses and is only a short walk into the town centre where you will find local shops and businesses. Bloxwich Park sits across the road from the pub and proves to be popular with locals who like to exercise whether it's a run or a leisurely stroll. The pub commands a great location in Bloxwich and has been the pub of choice for many years. Bloxwich train station is approximately 10-15 minutes walk from the pub and there are several bus connections which pass near to the Spotted Cow, there are also a number of key road connections such as the A34 on which the pub sits.

Pub Layout

The main entrance to the pub is situated along a busy pedestrian route through the heart of Bloxwich village which provides plenty of passing trade. The bar is located to the right as you walk in with a darts area featuring TVs throughout the pub showing live sports. To the left is a small separate area which accommodates additional seating for locals who wish to have a relaxing drink. Disco and karaoke at weekends is popular with locals who like to have a sing a long whilst socialising with friends. Located on the first floor is a function room that can cater to groups including family events and should be explored further by the new licensee. To the rear of the pub is a fantastic external drinking area where locals like to sit outside in the summer months and catch up with friends along with a smoking shelter. There is plenty of street parking surrounding the pub however given the customer base is made up of locals, they usually walk to and from the pub.

TRADING STYLE

The Spotted Cow is a charming and traditional community pub that radiates warmth and friendliness. With aesthetically pleasing interiors and a centrally positioned bar, it fosters a sociable atmosphere where regulars and newcomers alike are encouraged to strike up conversations and enjoy the community spirit. This well-established pub has long been a favourite among locals, particularly the retired and older guests who appreciate its welcoming vibe. The Spotted Cow thrives on its strong community ties and vibrant events calendar. Popular draws include live broadcasts of football and other major sporting events shown on multiple televisions, as well as classic pub pastimes like crib and dominoes, backed by enthusiastic local teams. Weekend entertainment keeps the energy high with lively karaoke nights and discos that bring in a diverse crowd. There's also untapped potential to expand into other sports, such as forming new pool, darts, and football teams. Upstairs, the function room currently used by the darts team presents further opportunity as a versatile space ideal for private events, meetings, or expanding pub-led activities.

ACCOMODATION

Private Accommodation

The living accommodation is located on the first floor and consists of two large double bedrooms, a bathroom and an office. Located on the ground floor is a living room and kitchen.



Community
Local



Open Fire



3+ Private
Bedrooms



Live Music



Beer Garden

FINANCIAL

Annual Rent: £32,000

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

Working Capital: £5,000

Stock: £4,000

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 Spotted Cow has only become available due to the current licensee retiring and there is a fantastic opportunity for someone to grow the business further, building on what is a very solid base because of the many years of work that have been put into the pub. The pub should continue to be a popular local, offering great quality beers and excellent service, televised football, pub sports and a welcoming, friendly atmosphere. The new licensee will need to be creative and passionate, as well as a friendly face behind the bar who will provide a warm welcome to new and existing customers. This is a busy pub with strong volume history and we are looking for a licensee to continue to grow this further.

FUTURE PLANS

We are looking to refurbish and upgrade the ladies and gentleman's toilets, there is also plans to refurbish the private accommodation.



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