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STARTING RENT AVAILABLE

SPRING MEADOW, CRADLEY HEATH

CRADLEY HEATH, B64 6NP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Proper ‘traditional boozer’
- Small staff rotation required keeping costs low
- Recently re-furbished throughout

YOUR INVESTMENT:
£12,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Spring Meadow is an absolute gem of a ‘local boozer’, located in Cradley Heath, Staffordshire and is a beautiful Victorian traditional corner pub that has undergone a tasteful refurbishment featuring real fires and a multi level rear garden. It is a cosy spot for local casual drinkers and has occasional live music at the weekends. The pub enjoys a prominent location surrounded by the densely populated residential area of Old Hill which has around 14,000 residents. Employment levels are higher than average and manufacturing is well represented in the local area. There are great transport links in and around the area with the train station around one mile from the pub.

Pub Layout

Upon entering through the main entrance, guests are welcomed by a cosy fixed seating area with an inviting open fire on the right. To the left lies the main bar area, where the bar servery is positioned on the right and ample seating is available on the left. Toward the far end of the room, you’ll find a dartboard and gaming machines, offering entertainment for all. At the rear, a two level paved garden area provides a pleasant outdoor space to relax and unwind.

TRADING STYLE

This is a traditional, 100% wet-led pub with no kitchen or food preparation facilities, focusing entirely on drinks. It consistently outperforms average wet sales, particularly impressive given its size. The pub is a firm favourite among locals, many of whom walk in from the surrounding neighbourhood starting from 10:30am and continuing late into the night.

Its busiest times are during the post-work afternoon sessions and on Friday and Saturday evenings, often featuring light entertainment. Steeped in character, the pub boasts a warm, cosy interior complete with original Victorian features and a welcoming open fire—elements that customers truly appreciate.

With a relaxed and friendly atmosphere, the pub fosters a strong sense of community and serves as a vital social hub. The décor stays true to its roots, featuring traditional finishes and historic local photographs that celebrate the area’s heritage.

ACCOMODATION

Private Accommodation

The living accommodation has two bedrooms, living room, kitchen and bathroom.

FINANCIAL

Annual Rent: £15,000
Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater
Working Capital: £4,000
Stock: £3,500

Beer Garden | Cask Ale | Live Music | Open Fire

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BDM VISION

The pub already excels in its retail offering and draws a loyal customer base. With its great beer selection, lively conversations around the open fire, and a strong sense of community, it truly serves as a local hub—regularly hosting fundraising events and gatherings.
That said, there's still room to build on this success. Introducing a cask ale and exploring a simple back-bar food offering could further enhance the experience and attract new visitors.
Well-behaved dogs should absolutely be welcome.


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