

## White Lion

Walsall, WS1 3EQ

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES



£1,500

CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

The White Lion sits on the corner of a row of buildings in the heart of the Highgate area of Walsall. It benefits from a well established cask ale offer with a loyal customer base, being one of the few "traditional" pubs left in this area of Walsall.

### Pub Layout

The main bar is a large room which houses a stage area with a dart board, which can be used for bands as well as darts. The back bar is fantastic and a lovely place for drinkers to stand and chat with each other. The lounge is of a good size with plenty of fixed seating and loose furniture. There is a function room to the side of the pub which is occasionally used by local groups, There is a large beer garden to the rear of the pub which is a sun trap in the summer.

### ACCOMMODATION

#### Private Accommodation

There are five good sized bedrooms, living room, bathroom and large kitchen/diner. In addition there are rooms on the second floor, which are currently not in use.

### BDM VISION

I am looking for community focused operators who have the ability to relaunch this business after a long period of closure. The key to the success at the White Lion is for someone who will be at ease with the local demographic, with the skill set to relaunch the live entertainment which prior to closure was a key part of this business, and expand on the entertainment, Marketing and advertising skills are key along with exceptional standards. You must be willing to embed yourselves in the community lifestyle and accept feedback from what your clientele are asking for, and ultimately delivering it. A great cask ale range from both national & local brewers is a must, future investment may be considered.

### TRADING STYLE

The White Lion is an extremely busy pub, with an electric atmosphere which makes it a popular watering-hole for members of the community. The pub has a really quirky feel to it, with a floor in the bar which slopes from the "Shallow" end to the "Deep" end of the pub. It has a beautiful traditional back-bar fitting which could feature in any period drama. The pub has historically focussed on real ales with three/four casks always available however this could easily be developed.

### FINANCIAL

**Annual Rent:** £11,500

**Security Deposit:** £1,000.

**Working Capital:** £500

**Stock:** TBC.

**Fixtures and Fittings:** Upon Valuation - funding options 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.

**Training:** £250 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**