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TAVERNS



ALBION VAULTS, BIRMINGHAM

BIRMINGHAM, B7 5AP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Albion Vaults is a well-established community pub in the heart of Nechells, just minutes from Birmingham City Centre. Positioned close to local landmarks including Villa Park, Nechells Baths and Adderley Park, the pub sits at the centre of a strong local community and enjoys a loyal customer base drawn from both nearby residential areas and local businesses.
Known for its friendly atmosphere and traditional pub values, The Albion Vaults is a popular destination for customers looking for affordable drinks, live sport and regular entertainment. The pub has built a reputation as a welcoming social hub where locals come together to watch the game, catch up with friends and enjoy a great community atmosphere.
The location benefits from excellent connectivity, with Duddeston and Aston railway stations both nearby, providing easy access to Birmingham City Centre. The A38(M) Aston Expressway is also within easy reach, offering convenient links to the M6 and the wider motorway network.
Pub Layout
The pub offers two rooms of similar size both of which can host entertainment, quiz nights and sports TV, making it a popular community hub within the area. A central bar splits to the two rooms both of which boast flat screen TV's, AWP's and darts areas. A pavement licence allows the customer to enjoy a drink outside and watch the world go by.

TRADING STYLE

Currently trading as a wet-led business, this pub offers excellent potential to introduce a small back-bar food operation. Live sport sits at the heart of the offer, with SKY and TNT Sports already established, attracting a loyal customer base. Complemented by darts, a jukebox and regular live entertainment, the pub benefits from a lively atmosphere and strong evening trade.

ACCOMODATION

Private Accommodation
The private accommodation consists of four bedrooms, kitchen, lounge, bathroom with a separate WC.

FINANCIAL

Weekly Rent: £221.16
Estimated Annual Turnover*: £252,457
Security Deposit: £3,000 with build up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
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 draft rating list for April 2026, the Nil 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. Please note, this only applies to pubs marked with an Asterix *
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.

3+ Private Bedrooms | Beer Garden | Food Preparation Area | Live Music | Sports Teams

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BDM VISION

The ideal licensee will be highly visible within the local community, building strong relationships with customers, local groups and neighbouring businesses. A passion for live sport and entertainment is essential, along with a commitment to delivering exceptional standards throughout the pub. We're looking for someone who will embrace local marketing opportunities, drive footfall and become the face of the business, maintaining and enhancing its reputation as a thriving community local.
The pub will benefit from a planned refurbishment to the external of the building, internal redecoration and a refresh of the toilets.
The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.


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