admiral
TAVERNS



FINGERPOST, WALSALL

WALSALL, WS3 5AU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Fingerpost stands as a distinctive detached establishment, nestled in a picturesque canal-side setting on the outskirts of Walsall. Upon arrival, you are greeted by a convenient front car park, offering ease of access. Step through the inviting front door, and you'll find yourself in a spacious, open-plan bar area featuring a generously sized bar counter. This seamlessly transitions into a cosy, intimate dining section before leading you further into the heart of the establishment – the expansive main dining room. Here, the space opens up to reveal a splendid, elevated decked area, partially covered, which offers great views of the tranquil canal. Positioned in close proximity to the main A5 route, connecting the M6 to Cannock and Walsall, The Fingerpost enjoys an ideal location for attracting passing travellers. Moreover, its longstanding presence in the area ensures a steady stream of loyal patrons from both the local community, drawn to its inviting ambiance for casual dining, and those seeking a welcoming spot to enjoy their favourite beverages.

Pub Layout

The layout of The Fingerpost has been thoughtfully designed to cater to both patrons seeking a cosy drink and those looking for a delightful dining experience. As you step into the spacious bar area, you'll immediately notice inviting soft seating, thoughtfully placed near a warm and welcoming fireplace at the far end. Here, you can relax, enjoy your favourite beverage, and bask in the comforting ambiance. Alternatively, you can proceed to the expansive lounge area, which seamlessly blends spaces for both drinking and dining, offering versatility to suit your preferences. For those seeking a picturesque dining experience, The Fingerpost's dining area takes full advantage of its idyllic canal-side location, providing captivating views of the tranquil canal and its scenic banks stretching into the distance. This area comfortably accommodates over 50 guests, allowing them to savour their meals while soaking in the natural beauty outside. Additionally, there's a smaller, more intimate dining space with seating for up to 20

TRADING STYLE

The Fingerpost presently operates as a thriving establishment known for its emphasis on fine dining and a vibrant community drinking scene. However, there is substantial room for growth and diversification to attract a wider range of demographics in the future.

ACCOMODATION

Private Accommodation
This consists of two bedrooms, living room and bathroom.

FINANCIAL

Weekly Rent: £500.00
Estimated Annual Turnover*: £488,359
Security Deposit: £6,500
Working Capital: £5,000
Stock: £5,000
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.
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 | Car Park | Cask Ale | Kitchen | Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns

BDM VISION

One promising avenue for expansion lies in the impressive bar area, which has the potential to become a hub for local patrons seeking a diverse range of beverages. With an extensive selection of products, including a variety of cask ales that perfectly complement this style of operation, the pub can entice a broader local audience looking for a great place to enjoy their preferred drinks. On the catering front, the establishment's back-of-house capabilities can support a large-scale food operation. The food offering can be tailored to cater to a diverse market, spanning from value dining options to a more upscale, gourmet experience. To maximize its appeal, it's essential to focus on a specific target market while offering a comprehensive menu. Notably, Sunday roasts can serve as a cornerstone of the food offering, drawing patrons in for a traditional and delicious dining experience. By strategically expanding and marketing both the bar and food offerings, The Fingerpost is poised to attract a wide array of customers, ensuring its continued success and growth in the market. The Fingerpost presents a remarkable opportunity ideally suited for an experienced food operator with aspirations to expand their current portfolio. The surrounding market in this area is substantial, making it advantageous to focus efforts on one specific and well-defined target market.


3+ Private Bedrooms


Beer Garden


Car Park


Cask Ale


Kitchen


Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk