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NEEDLEMAKERS ARMS, STUDLEY

STUDLEY, B80 7PT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,800

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Needlemakers Arms is a well-located side-street pub in the large village of Studley, Warwickshire. The village lies approximately 3.5 miles south-east of Redditch, with local bus services operating between the two locations at peak times. The nearest railway station is in Redditch, providing direct links to Birmingham and Stratford-upon-Avon. Studley has an established residential population of around 6,000 people, and local hospitality businesses benefit from a strong community-led customer base, supplemented by commuter and passing trade via nearby A-roads, including the A435.

Pub Layout

Located on a side street in the village of Studley, Warwickshire, the Needlemakers Arms benefits from an established residential community, with additional potential to attract customers from the surrounding area. Inside, the pub has two separate trading areas served by a central bar. The bar area to the left has hard flooring, poseur tables and flexible seating for approximately 15–20 covers, making it well suited to live sport, games and a lively social atmosphere. To the right, the carpeted lounge offers a more relaxed setting with a mix of fixed and loose seating. The separate spaces give a new licensee flexibility to accommodate different groups, run activities alongside live sport or make the most of busier trading periods.

To the rear, a covered external seating area provides additional space for customers to enjoy a drink outdoors, with access to the customer car park, which has approximately 15 spaces.

The pub's layout provides a good foundation for a versatile community local, with scope to make better use of each area through planned events, team activities and seasonal promotions.

TRADING STYLE

Live sport and games are an important part of the Needlemakers Arms' appeal, providing a strong platform for the incoming licensee to grow footfall and encourage repeat visits. There is scope to build a calendar around major sporting fixtures, introduce matchday promotions and develop regular darts and pool teams, league nights and competitions. Beyond sport, quiz nights, live entertainment, charity fundraisers and partnerships with local clubs and community groups could help create a lively, welcoming atmosphere throughout the week. There is also potential to develop the drinks offer with well-kept cask ale, premium products and promotions tailored to local tastes. While the pub does not have a commercial catering kitchen, a simple food offer featuring pies and bar snacks, alongside opportunities to work with local food vendors or food trucks during busy sporting fixtures and events, could provide an additional income stream. Admiral's Catering Executives can offer guidance to licensees looking to develop their food proposition.

With two distinct trading areas and covered external seating to the rear, the pub offers flexibility to accommodate different customer groups and make more of seasonal trading opportunities. The ideal licensee will be commercially minded, enthusiastic about sport and entertainment, and proactive in using local marketing and community engagement to build customer loyalty and grow the business.

ACCOMODATION

Private Accommodation

The private accommodation has been recently refurbished and consists of a two double and one single bedrooms, living room, bathroom and kitchen.

3+ Private Bedrooms | Beer Garden | Car Park | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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FINANCIAL

Weekly Rent:£365.38
Estimated Annual Turnover*: £353,619
Security Deposit: Initial deposit of £2,000, building up to £5,000 as part of investment
Working Capital: £3,000
Stock: £1,800
Zero Business Rates* – 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 *
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 Needlemakers Arms has a loyal local following, a strong sports trade and plenty of potential for a new licensee to make their mark. Operating on a 90/10 wet-to-dry split, the pub has solid foundations for someone who enjoys running a predominantly wet-led business and bringing people together. We're looking for a hands-on, people-focused licensee who can build on the existing trade, strengthen local relationships and establish the Needlemakers Arms as a go-to destination for sport, entertainment and community events. Whether you're an experienced publican or a hospitality professional ready to take the next step, this is an opportunity to run your own business, put your own stamp on an established local and make a real difference to the village.


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