



NEEDLEMAKERS ARMS, STUDLEY

STUDLEY, B80 7PT

**AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:
£9,800**

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

Through the main entrance, the pub opens into two distinct trading areas served by a central wooden bar. To the left is a hard-floored bar area currently used for sports and games, with poseur tables and flexible seating for approximately 15–20 covers. To the right is a carpeted lounge with a mix of fixed and loose seating, providing a separate trading area ideal for busy periods or to accommodate simultaneous sporting events. The bar is centrally positioned and accessible from both sides; however, it is divided by a back-bar, allowing each area to operate independently. A rear corridor provides access to the customer toilets and a covered external trading space, which in turn offers gated access to the customer car park with approximately 15 spaces.

TRADING STYLE

The pub operates as a well-established, wet-led business with a 90/10 wet-to-dry split, offering a simple and effective retail model that is easy to manage. While there is no formal catering kitchen, a selection of popular bar snacks is provided, complementing the wet offer and appealing to the pub's strong base of regular customers. The Needlemakers Arms enjoys a genuinely community-led atmosphere, with a loyal and welcoming local following that forms the backbone of the trade. Live sports viewing plays a key role in the offer, creating a lively buzz on match days and delivering excellent sales uplifts during major sporting fixtures. This is an attractive opportunity for an engaging, people-focused licensee looking to run a characterful local pub with real heart and consistent trade.

ACCOMMODATION

Private Accommodation

The private accommodation consists of two double and one single bedrooms, living room, bathroom and kitchen. We plan to complete a small refurbishment of the PQ's upon licensee exit.



3+ Private
Bedrooms



Beer Garden



Car Park



Live Music



Sports Teams

FINANCIAL

Annual Rent: £19,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

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

This is a community-focused, wet-led pub located on the outskirts of Studley, offering an excellent opportunity for either a first-time licensee looking to run their own business, or an experienced publican seeking to further enhance an established local. The size and layout of the pub lend themselves well to a hands-on, people-led approach. A successful licensee will embrace live sports planning and viewing, alongside community-driven activity and events, supported by a strong understanding of the local area and customer base. The vision is for the pub to sit at the heart of the community, giving customers a reason to visit every day and making it the go to social hub for locals.



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