



OLD CAT, WORDSLEY

WORDSLEY, DY8 5RT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Old Cat is a grade two listed building located on the high Street of Wordsley in the West Midlands on the main road between Wolverhampton and Stourbridge. The building dates back from the late 18th century, though it has had alterations over the years to become the very quaint pub that it is today. Wordsley itself is a suburban village near Stourbridge, the area is popular for walkers and canal users with an abundance of green spaces, there is also a good mixture of amenities nearby including shops and takeaways. There are plenty of transport links in and around the area with Stourbridge town railway station just 3km away, there are numerous bus routes and a good road network locally.

Pub Layout

On entering the property from the front door to the left is the main bar area which is a beautiful traditional bar with a tiled floor, bar servery fixed and loose seating throughout with a separate darts area and the toilets. This room also contains a fantastic log burner adding both heat, comfort and ambience in the winter. To the right from the main entrance going through the doors into the lounge area. This room is twice the size of the main bar and has a much softer dining feel to it. At the end of this room there is a further smaller annex room with an extra four tables for either drinking or eating. To the rear of the pub is a small electric only kitchen with a second, larger prep room easily big enough for buffets or Sunday lunches. The exterior of the pub there is a dedicated parking area for at least 15 cars and an enclosed walled garden with picnic benches and is safe for children to play.

TRADING STYLE

The current retail offer focuses on a warm, community feel, with darts, crib and dominoes teams making full use of the cosy, old-fashioned atmosphere. The bar provides a welcoming space for drinkers, especially in winter, to enjoy a pint of cask ale and some home-cooked food. Positioned on the main road between Wolverhampton and Stourbridge, the pub attracts both local and passing trade. It also caters for functions, with the lounge available for private use for parties and funerals. There is room to develop a small food offer, including the potential for a Sunday lunch. At the rear, a large enclosed garden acts as a sunny haven in warmer months, ideal for families to relax with food and drinks. Popular summer fun days remain an important part of the ongoing offer.

ACCOMMODATION

Private Accommodation

The private accommodation has three bedrooms, living room, kitchen and a bathroom. As the building is over 200 years old the private quarters have a very quaint cottage feel to them. There is an entrance to the private quarters from the rear of the property so they can be accessed without having to walk through the main trading area.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Sports Teams

FINANCIAL

Weekly Rent: £288.46

Estimated Annual Turnover*: £206,514

Security Deposit: £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.

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

We're seeking a passionate individual or couple to build on the pub's current offer. The ideal licensee will confidently manage front of house and introduce a simple food menu while keeping staffing lean. Thanks to the pub's size and location, it suits both experienced licensees and those taking on their first tenancy. Enthusiasm for cask ales and strong social media skills will be key to driving functions, attracting families, and making the most of the garden in summer. There is also potential to use the car park for food vans to broaden the offer. Experience in managing pub teams would be a valuable asset for supporting weekly trade.



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Cask Ale



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