admiral
TAVERNS

PICKS, HALESOWEN

HALESOWEN, B63 3BQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,675

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Picks is located in the lively high street of Halesowen, a historic market town in the West Midlands, with roots as a small village centred around the Norman Church and the ruins of Halesowen Abbey, founded in 1215. Today, it is a thriving community offering a mix of urban amenities and access to the countryside. The town has a diverse population of families, professionals, and retirees, with a strong sense of community supported by residential areas and local businesses. Located near Junction 3 of the M5 and close to stations including Rowley Regis and Stourbridge Junction, it offers excellent regional connectivity.

Pub Layout

The main entrance from the busy High Street in Halesowen leads into an attractive, brightly coloured wraparound bar with a feature wall and a mix of traditional bar and bench seating. Behind the bar is a small trade kitchen, equipped with a double fryer, hot cupboard, and microwaves. To the left, stairs lead to the toilets, with the Gents featuring urinals crafted from old beer barrels, adding a unique character touch. The outside seating area is easily accessible, with easy-to-maintain synthetic grass and space for around 20 seated guests or 40 standing.

TRADING STYLE

The pub operates as a town centre, mid-market community pub. Lunchtime trade is primarily from regulars and shoppers popping in for a drink. Friday evenings feature karaoke, while Saturday evenings often include a live singer or DJ. The current food offer is basic (cob and chips), with scope to expand, including the potential to introduce weekend breakfasts to increase trade.

ACCOMODATION

Private Accommodation
The private accommodation comprises of two bedrooms, a lounge with office space, a kitchen, a bathroom, and a separate toilet

FINANCIAL

Weekly Rent: £413.46
Stepped rent structure (introductory period): Weeks 1–16: £200 per week plus VAT
Estimated Annual Turnover*: £254,087
Security Deposit: £5,375
Working Capital: £2,500
Stock: £1,800
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

Picks is a well-established town centre pub with a strong local following, offering an exciting opportunity for a community-minded operator to make their mark. Ideally, the new licensee will be familiar with the local area and able to build strong relationships with the loyal customer base. There is also excellent potential to expand the food offering, so experience in pub catering and creating a welcoming dining experience would be highly beneficial.

Beer Garden | Kitchen | Live Music | Sports Teams

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