admiral
TAVERNS



SADDLERS ARMS, WALSALL

WALSALL, WS3 3PS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,750

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Saddlers Arms is a popular estate pub, which offers a friendly welcome to families, locals, and new customers alike. Located in Bloxwich a small town to the north of the borough of Walsall, which benefits from good links to both the M6 and M54 motorways. Over 9,000 households live within 1 mile radius of the pub with a mixed socio-economic community. The closest train station is Bloxwich Station just 1.7km away, the area around the pub is great for local travel with plenty of bus and road routes.

Pub Layout

The pub is a large two-room operation, there is a bar area as you enter to the left of the front doors and to the right is a large lounge area. Both rooms have their own bar servery and are completely separate from each other so can be utilised as separate function rooms if needed. There is a small catering kitchen situated back of house which can accommodate service for all styles of catering and plenty of storage space. Externally there is a large lawned area with tables and benches for casual drinking or dining and there is also a sheltered terraced area off the lounge for dining or drinking. There is a small car park to the front side of the property.

TRADING STYLE

The Saddlers Arms is a fantastic community local popular with families and couples from the surrounding community, as well as being home to sports teams and hosting team events. The regular karaoke and quiz nights, as well as live music at weekends, means there is much to encourage customers to come to the pub. Good traditional food needs to be offered to increase dwell time, there is huge opportunity to develop in this area.

ACCOMODATION

Private Accommodation
The private accommodation consists of three bedrooms, living room, kitchen, bathroom, and toilet.

FINANCIAL

Weekly Rent: £365.38
Estimated Annual Turnover*: £258,294
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,750
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 are looking for a real community licensee for this fantastic pub. Local knowledge although not essential, will be advantageous to ensure that the offers and service values really meet the needs of the customers. There's an opportunity to develop the daytime food offer to include breakfasts, light lunches, and early bird offers to further broaden the customer base, so catering experience would be useful.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Live Music | Sports Teams

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