



SPORTSMANS ARMS, REDDITCH

REDDITCH, B98 8DA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Located just off Redditch's bustling High Street, this characterful pub enjoys a prime town-centre position close to Peakman Street and the Kingfisher Shopping Centre, benefitting from strong footfall and visibility. Redditch is a thriving Worcestershire town, just 15 miles south of Birmingham, with excellent transport links via the A441, M42 and Redditch Station, which offers direct Cross-City Line services to Birmingham. Public car parks and local bus routes further enhance accessibility. With its central location, established community setting and scope to develop a distinctive local offer, this Sportsmans Arms presents a rare opportunity to run a welcoming, characterful pub in one of Redditch's most connected areas.

Pub Layout

Customers enter directly from the High Street into a cosy snug area, positioned opposite the main bar and featuring bar stools, bench seating and tables and chairs, ideal for casual drinking and conversation. To the left, a larger lounge area offers additional seating with two comfortable alcoves and a darts oche, creating a relaxed and social environment for regulars and visitors alike. From this main trading space, there is access to the ladies' and gents' toilets and to a covered outdoor courtyard, providing bench seating for up to 10–12 customers, perfect for use in warmer months. Behind the bar is a compact trade kitchen, providing potential to offer a simple food menu or bar snacks. With its prime High Street position, traditional layout and homely feel, this pub offers an excellent opportunity for a great licensee to create a friendly and successful local pub.

Further investment in external decorations and signage will significantly enhance curb appeal. Improvements will also be made to the layout of the trading space, alongside a full refurbishment of the private accommodation, ensuring the business is perfectly positioned to maximise trading potential for an incoming licensee.

The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.

TRADING STYLE

Opening from 10am most days, the pub enjoys steady daytime trade from a loyal base of regulars, local residents and nearby shoppers. Lunchtimes are relaxed and sociable, with customers calling in for drinks or light refreshments. Evenings are centred around live sports and darts, attracting consistent midweek custom and creating a friendly, community atmosphere. Weekend trade typically peaks on Friday and Saturday nights, when the introduction of live music or other entertainment helps drive footfall and maintain a lively, welcoming environment.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the second floor and includes a lounge, kitchen, bathroom, two double bedrooms and office. The first floor was historically used as a function room however, there are no plans to re-instate at this time.

A significant refurbishment of all areas, including new kitchen and bathroom, is approved and will commence with the right licensee.

FINANCIAL

Annual Rent: £24,350

Security Deposit: £6,000

Working Capital: £3,000

Stock: £4,000

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.



Beer Garden



Cask Ale



Kitchen



Food Preparation Area



Live Music



Sports Teams

BDM VISION

The Sportsmans Arms is a well established town centre pub with strong local recognition and genuine community appeal. The ideal licensee will be community-focused, with a good understanding of the local market and customer base. There is excellent potential to enhance the rhythm of the week through regular events, sports activity and entertainment, as well as the opportunity to introduce a simple back bar food offer to complement the core drinks trade and broaden the appeal.

There is a large investment planned to improve the external decoration of the pub, improve the flow of the trade space and ensure the site is set up for a great future with the right publicans.



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