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TAVERNS



SPOTTED COW, BLOXWICH

BLOXWICH, WS3 2EZ

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Following a major refurbishment, the Spotted Cow has been given a new lease of life and is now an established Proper Pubs community pub in the heart of Bloxwich. This impressive 19th-century detached pub is located just two miles north of Walsall, surrounded by residential housing and within walking distance of Bloxwich town centre. Directly opposite is Bloxwich Park, while Bloxwich train station is around a 10–15 minute walk away. The pub also occupies a prominent position on the busy A34.

Pub Layout

Step inside the Spotted Cow and you'll find a fresh, welcoming pub designed around great atmosphere, sport and socialising. The main bar sits at the heart of the pub, with different areas giving customers plenty of reasons to visit. There's a dedicated darts area, pool table and multiple screens throughout the pub for live sport, alongside a separate seating area for customers looking to enjoy a more relaxed drink. To the rear, the beer garden provides additional seating and its own outdoor TV, extending the atmosphere outside when the big games are on. With residential streets and Bloxwich town centre close by, the Spotted Cow is well placed to attract local residents and passing trade, while still retaining that all important proper local pub feel.

TRADING STYLE

The Spotted Cow is a lively, traditional community pub with something going on throughout the week. Live sport is an important part of the offer, supported by Sky Sports and TNT Sports and multiple screens throughout the pub. Pub games, including pool and darts, add to the traditional local pub feel. The pub also has a strong entertainment-led offer, with open mic night on Mondays, midweek bingo, Saturday night discos and Sunday karaoke, creating reasons to visit beyond the weekend and helping keep the pub at the heart of the local community. The opportunity for the next operator is to build on this existing rhythm, keeping the events customers already enjoy while bringing their own personality and ideas to the pub.

ACCOMODATION

Private Accommodation

The living accommodation is located on the first floor and consists of two large double bedrooms, living room, kitchen a bathroom and an office.

Beer Garden Live Music Sports Teams

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FINANCIAL

WHY CHOOSE PROPER PUBS?

- Low £2,000 security deposit
- No rent to pay
- Earn 18.5% of net weekly sales
- Up to four bonuses giving you the opportunity to earn additional income
- Running costs covered, including business rates, and utilities, with no stock to purchase
- Employers' Liability and Public Liability insurance paid for by Proper Pubs
- Training package provided FREE of charge for you and your team, covering areas including marketing, social media, cellar management, stock and auditing
- 30+ FREE e-learning courses for you and your team
- Ongoing support to help you build your skills, grow your business and get the best from your pub

Estimated Annual Turnover (Net): £474,000
These figures are based on our Business Development Managers assessment of the trading potential of this pub and are intended for guidance purposes only.

BDM VISION

Nicky Bellingham, Business Development Manager, is looking for an experienced, community-minded operator who can build on the foundations already in place at the Spotted Cow. Following its refurbishment and reopening, the pub already has a varied weekly offer combining live sport, entertainment, pub games and community-focused events. The next operator won't be starting from scratch. They'll have the opportunity to take an established pub and make it their own, getting to know the regulars, maintaining the welcoming atmosphere and continuing to give the wider Bloxwich community plenty of reasons to visit. We're looking for someone who will be a visible and friendly face behind the bar, deliver great service and quality drinks, and bring the energy and personality needed to keep moving the Spotted Cow forward.


Beer Garden


Live Music


Sports Teams

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