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TAVERNS



SPRING MEADOW, CRADLEY HEATH

CRADLEY HEATH, B64 6NP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Spring Meadow is an absolute gem of a pub, located in Cradley Heath, Staffordshire and is a beautiful Victorian traditional corner pub that has undergone a tasteful refurbishment featuring real fires and a multi level rear garden. It is a cosy spot for local casual drinkers and has occasional live music at the weekends. The pub enjoys a prominent location surrounded by the densely populated residential area of Old Hill which has around 14,000 residents. Employment levels are higher than average and manufacturing is well represented in the local area. There are great transport links in and around the area with the train station around one mile from the pub.

Pub Layout

Upon entering through the main entrance, guests are welcomed by a cosy fixed seating area with an inviting open fire on the right. To the left lies the main bar area, where the bar servery is positioned on the right and ample seating is available on the left. Toward the far end of the room, you'll find a dartboard and gaming machines, offering entertainment for all. At the rear, a two level paved garden area provides a pleasant outdoor space to relax and unwind.

TRADING STYLE

This is a traditional, 100% wet-led pub with no kitchen or food preparation facilities, focusing entirely on drinks. The pub is a firm favourite among locals, many of whom walk in from the surrounding neighbourhood starting from 10:30am and continuing late into the night. Its busiest times are during the post-work afternoon sessions and on Friday and Saturday evenings, often featuring light entertainment. Steeped in character, the pub boasts a warm, cosy interior complete with original Victorian features and a welcoming open fire—elements that customers truly appreciate. With a relaxed and friendly atmosphere, the pub fosters a strong sense of community and serves as a vital social hub. The décor stays true to its roots, featuring traditional finishes and historic local photographs that celebrate the area's heritage.

ACCOMODATION

Private Accommodation

The living accommodation has two bedrooms, living room, kitchen and bathroom.

Beer Garden | Cask Ale | Live Music | Open Fire

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FINANCIAL

Rent – TBC
Security Deposit: £2,000 (with build up to £5000) or the equivalent of three months' rent, whichever is greater
Working Capital: £1,000
Stock: £3,500
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
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 an experienced licensee with local knowledge to transform this pub, with its great beer selection, lively conversations around the open fire, and a strong sense of community, it truly serves as a local and this needs to be built upon further. We are looking for someone who understands what makes a great pub; knowing your customers, remembering names, creating a welcoming atmosphere, looking after the beer and becoming part of the community.
The pub should be somewhere local people choose to spend time, whether they are meeting friends after work, enjoying a quiet pint by the fire, watching live sport, catching up with neighbours or joining one of the pub's regular events. A programme of regular events could include quiz nights, live music, community fundraisers, tasting evenings, sports screenings and seasonal celebrations. The aim is not to turn the pub into an events venue, but to give the community more reasons to visit, connect and make memories. Well-behaved dogs should absolutely be welcome.


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