admiral
TAVERNS



UNION, KINGSWINFORD

KINGSWINFORD, DY6 7QB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Nestled behind the bustling main street in Kingswinford, the Union stands as a detached community-based pub in a densely populated area. Its strategic location places it in proximity to all the amenities of Kingswinford, yet it enjoys a more tranquil setting, slightly removed from the main thoroughfare. Located approximately 5 miles away from Dudley, Kingswinford itself is a town in the suburban outskirts, extending past the River Severn, marking its place on the periphery of the Black Country and highlighting its significant industrial historical influence.

Pub Layout

Upon entering, guests are greeted by an inviting open-plan lounge featuring a central servery bar, surrounded by a mixture of both loose and fixed low level furniture with TV's adorning the walls showing live sporting events. The pub boasts a spacious customer car park on its side and a generous family-friendly beer garden at the rear.

TRADING STYLE

Positioned as a community-centric establishment, The Union aims to tailor its offerings to cater to local sporting teams during the weekdays and provide entertainment on weekends. The expansive garden, complete with a covered area, serves as an ideal space for local events, emphasizing a commitment to fostering a strong sense of community.

ACCOMODATION

Private Accommodation

The private accommodation is on the second floor and consists of two good-sized bedrooms, a kitchen, bathroom, and lounge area.

FINANCIAL

Weekly Rent: £365.38
Estimated Annual Turnover*: £229,388
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,000
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.

Beer Garden | Car Park | Cask Ale | Live Music

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

At its core, The Union is and should continue to be a quintessential community local pub, primarily focused on beverages but renowned for its delectable COBS. Serving as the heart of the community, The Union should continue to provide for the locals through a regular calendar of live music, offering patrons a vibrant entertainment experience. This pub is an excellent opportunity for a local individual familiar with the area, someone capable of infusing the pub with community spirit.


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