

DOG & PARTRIDGE

Straight Mile, Calf Heath, Wolverhampton, WV10 7DW

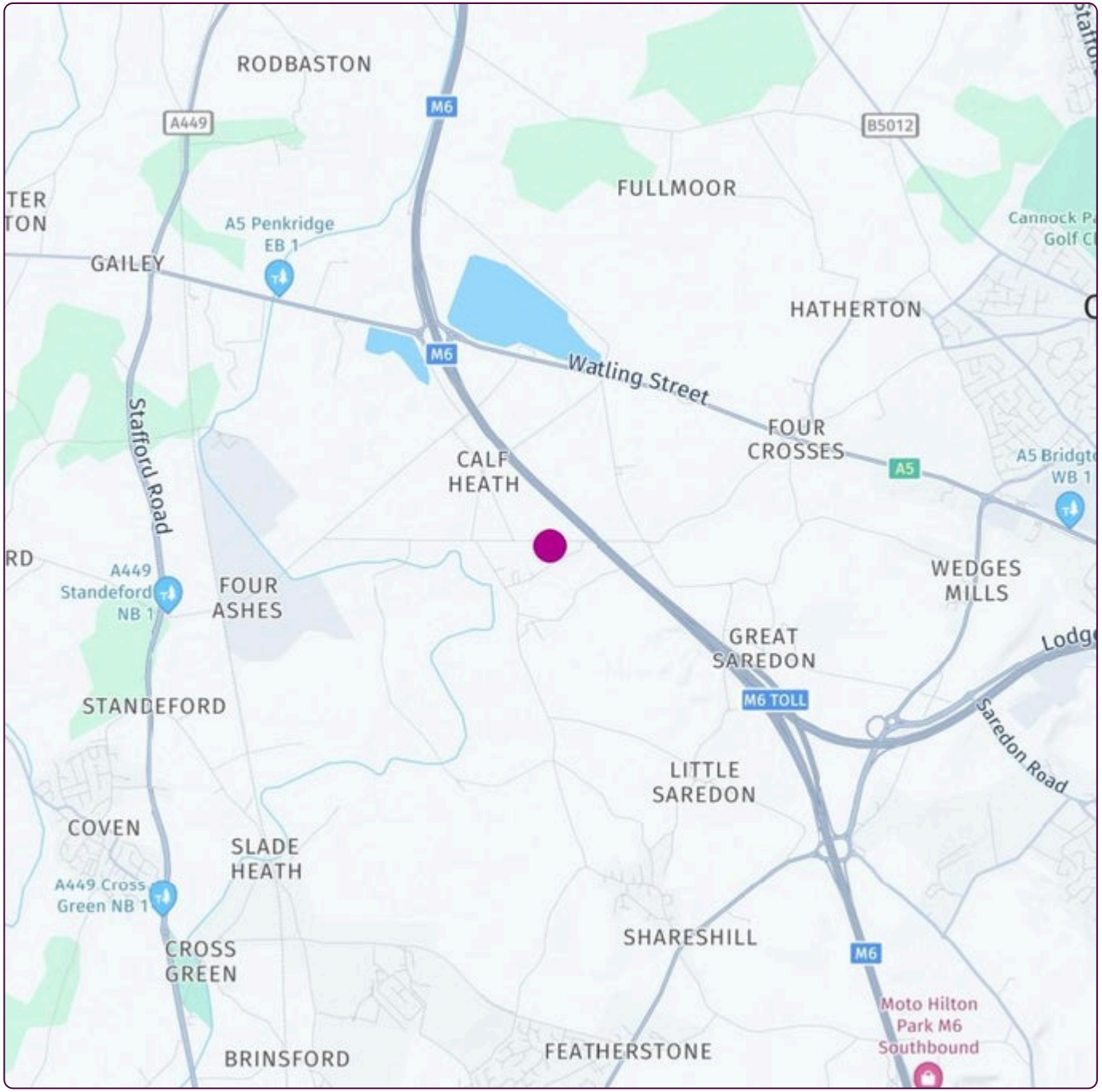
LEASEHOLD: £80,000 ANNUAL RENT: £35,532 PLUS VAT | REF: 5854419

KEY HIGHLIGHTS

- Family run pub & kitchen business
- Ideal location between M54 & M6
- Turnover - £704k
- Rolling lease available
- FOT on Wine, Spirits, Softs & 2 real ales
- Large Commercial Kitchens | Energy Rating D

LOCATION

The venue is situated in Calf Heath which almost halfway between Wolverhampton and Cannock and is 9 miles north of Wolverhampton and 19 miles north of central Birmingham. Calf Heath is a pretty location with a Marina at its centre. It is a short distance from a number of A roads and the M6 and M54. The area is popular with walkers with the close by canals, the Mill Green and Hawks Green Nature Reserve and West Park and Walsall Arboretum a short distance away.







DESCRIPTION

Assignment of a lease available

- Well established and popular venue
- 84 total internal capacity
- Managers accommodation
- Good wet and dry trade
- Well presented and maintained

FIXTURES & FITTINGS

These are to be included within the sale.

THE OPPORTUNITY

The Dog & Partridge is friendly family run pub well positioned to be an ideal stop for locals, walkers and passers by. They offer a wide range of beers, spirits and soft drinks are available as well as cask ales as well as a full and versatile menu throughout most of the the day. They regularly run traditional pub games such as dominoes, darts and card games and show the latest sporting action. The generous accommodation has a well presented and homely feel making it ideal to pop in for a pint or take the family out for a meal. The atmosphere created is relaxed but busy with customers enjoying themselves and being there. The venue has been extended over the years and its customer base with it making it a popular venue with plenty of activities to keep everyone entertained. Its backed up with managers accommodation above and an excellent sized kitchen with plenty of storage. Viewing is highly recommended.

TRADING INFORMATION

Annualised Turnover '25 - £704k
Annualised GP - £395k
Annualised EBITDA - £67,103

TENURE

We are seeking a reassignment of this tied Lease with Punch. The lease term is 10 years from the 20th February 2023. The passing rent is £35,532 plus VAT per annum. The tenant is responsible for all repairs to the property and must buy all drinks from Punch other than wines, spirits and minerals. The tenant also is entitled to 50% of the net machine proceeds. A full copy of the lease agreement is available to serious registered parties.

BUSINESS RATES

The Rateable value is £45,000 with effect from 1st April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

We understand the premises is fully licenced.













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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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