



BENTLEY GREEN BEEFEATER

Bentley Road North, Walsall, WS2 0WB

FREEHOLD: £575,000 PLUS VAT | REF: 5665040

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (60 rooms)
- Well supported by locals
- 246 Covers including 30 external seating
- Two flats (One bed and three bed)
- Fully Licensed - Energy rating B

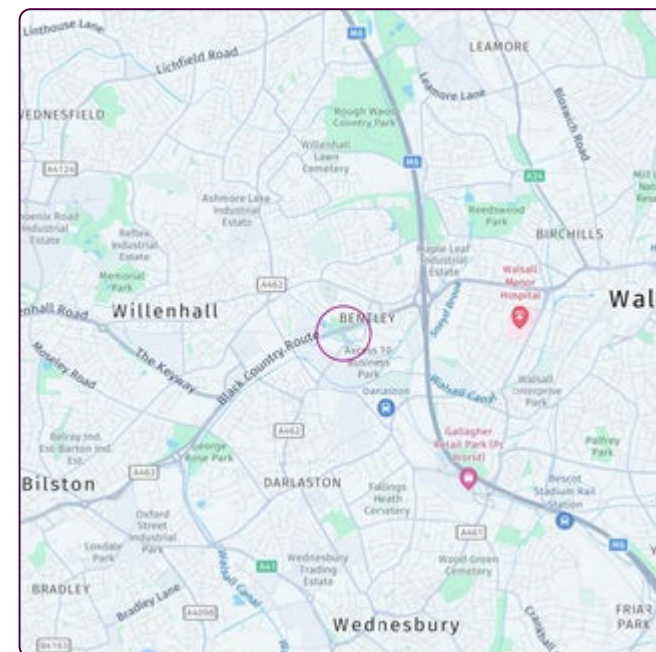


LOCATION

The Bentley Green Beefeater is situated just off the A34 and close to Junction 10 of the M6, providing excellent road access to Walsall, Wolverhampton and the wider West Midlands motorway network.

The site is located alongside the Premier Inn Walsall hotel and forms part of a well-established commercial area that includes nearby retail parks and industrial estates.

Bentley railway station is within a short distance, offering regular services to Walsall and Birmingham, while a number of local bus routes operate along the A34 corridor. Its proximity to key transport links and surrounding retail and employment centres makes it a convenient and accessible destination for both local visitors and those travelling from further afield.



DESCRIPTION

The property comprises a detached Beefeater public house arranged over two levels, of part brick construction with a timber-style rendered finish to the upper elevations.

The building benefits from a prominent standalone presence and includes an external beer garden to the front, providing additional customer seating.

The site serves a mix of dining and function trade, supported by its flexible internal layout.

* Sale price is subject to VAT



INTERNAL DETAILS

The front of house is arranged to provide approximately 126 covers within the main bar and restaurant area at ground floor level, together with a dedicated breakfast serving area.

At first floor level, there is a separate function room capable of accommodating up to 95 covers, offering valuable additional trading space for private events and larger bookings.

The back of house includes a fully fitted commercial kitchen, walk-in fridge/freezer, and a ground floor cellar. Staff facilities comprise a staff room and staff toilets, supporting day-to-day operations.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Monday - Friday - 6.30am - 10.00pm

Saturday - 7.00am - 10.00pm

Sunday - 7.00am - 9.00pm

REGULATORY

Premises Licence.

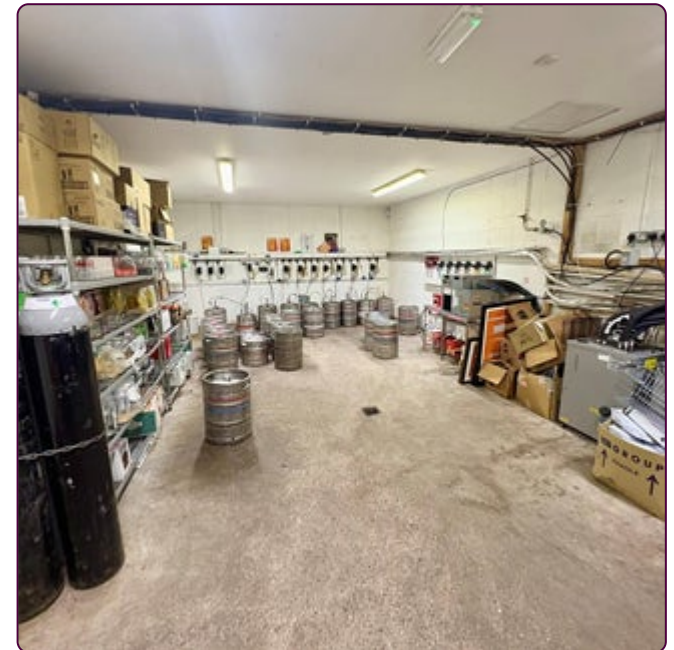
THE OPPORTUNITY

This represents a strong opportunity to acquire a well-established, prominently located restaurant in Walsall, benefiting from excellent roadside visibility and close proximity to major transport routes, including the M6.

The site attracts a consistent flow of customers from the surrounding residential areas, local businesses, and passing traffic, supported by convenient on-site parking.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning



LETTING ACCOMMODATION

The property includes two self-contained residential units, comprising a vacant one-bedroom flat and a three-bedroom flat currently let on an Assured Shorthold Tenancy. These provide potential for staff accommodation or supplementary rental income.

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

T&C'S LINK

[Click Here for Terms and Conditions](#)



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

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



JAMES DODD

Business Agent - Pubs and Restaurants

T: +44 7561 114 985

E: james.dodd@christie.com



NOEL MOFFITT

Senior Director - Corporate Pubs and Restaurants

T: +44 7713 061 594

E: noel.moffitt@christie.com



CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.