



ANCHOR INN, BROWNHILLS:

Chester Road, Brownhills, Walsall, W88 6NP

The Anchor is a large family-friendly community pub and occupies a main road, canal side location. There is a £100,000 refurbishment planned at this site. This is a one room pub with separate areas for dining, bar, kid's area and pool/darts. Outside there is a smoking shelter and beer garden. The site currently attracts local residents from the large surrounding estates and some passing trade.

Ideally a charismatic individual/couple who can relate to the needs of the local community, have good listening skills and encouraging both customers and staff for new ideas. They will be able to organise and plan big events for charity and be happy to be involved with the local teams.

Trading area and facilities -

Refurbishment planned:	Yes	No. of bars:	1
Dining room:	No	No. of food covers:	50
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	No	Function room:	Mo
Live sports:	No	Pub games:	Yes
No. of letting rooms:	None		

Private accommodation -

No. of double bedrooms:	3	No. of single bedrooms:	1
No. of reception rooms:	1	No. of private bathrooms:	1
Private kitchen:	Yes	Office:	No

The financials -

Estimated weekly sales:	£4,900	Sales mix:	95% wet 5% dry
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Retailer fee:	30%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	0
Total ingoing costs:	£5,360		

