



Public House To Let
90 Ablewell Street, Walsall, West
Midlands, WS1 2EU
Price £40,000 P.A

Thistle
estates

TO LET

THE WATERING TROUGH

Substantial Character Public House with Extensive Owner's Accommodation, Three-Tier Beer Garden and Excellent Business Potential

A RARE COMMERCIAL OPPORTUNITY

The Watering Trough presents a unique opportunity to lease an impressive and well-established public house occupying a prominent position on Ablewell Street, one of the principal routes into Walsall Town Centre.

This attractive double-fronted period property offers approximately 5,000 sq ft (Gross Internal Area) of accommodation arranged over three floors together with substantial owner's accommodation, a large commercial cellar and an exceptional three-tier beer garden.

Offering enormous flexibility, the property would suit a wide variety of hospitality operators including publicans, restaurateurs, leisure operators, sports bar concepts, entertainment venues and community-led businesses.

Properties combining this level of character, generous accommodation and town centre accessibility rarely become available.

DISTINCTIVE PERIOD FRONTAGE

One of The Watering Trough's greatest strengths is its striking external appearance.

Occupying an imposing position along Ablewell Street, the property enjoys an attractive double-fronted façade with traditional brick elevations beneath decorative Tudor-style black and white timber framing to the upper floors.

The impressive central gable, symmetrical design and original leaded-style windows combine to create an instantly recognisable public house with excellent kerb appeal.



A prominent central entrance beneath the well-positioned "The Watering Trough" signage provides outstanding visibility and branding opportunities, whilst the substantial frontage ensures the building stands out amongst neighbouring properties.

The attractive traditional architecture immediately conveys warmth, heritage and character, qualities increasingly sought after by customers looking for authentic hospitality venues.

Whether operating as a traditional public house or a contemporary food-led venue, the property's appearance creates an inviting first impression and a genuine destination venue.

GROUND FLOOR ACCOMMODATION

Approximately 2,600 sq ft Gross

The ground floor provides spacious, well-balanced trading accommodation with multiple customer areas suitable for a variety of trading styles.

Accommodation briefly comprises:

- Welcoming entrance
- Two attractive front bar areas
- Comfortable customer seating
- Spacious open-plan lounge
- Flexible dining or entertainment space
- Ladies' and Gentlemen's washroom facilities
- Commercial kitchen/preparation area
- Rear access to the beer garden
- Access to cellar

The layout naturally accommodates wet sales, dining, live entertainment, private functions and sporting events.

The various seating areas create distinct customer zones while maintaining excellent flow throughout the premises.



THREE-TIER BEER GARDEN

A particular highlight of the property is the substantial enclosed beer garden located to the rear.

Arranged across three ascending levels, this attractive outside space offers a unique trading environment capable of accommodating large numbers of customers whilst creating several distinct seating areas.

Outdoor hospitality continues to be one of the strongest drivers of pub trade, and this exceptional beer garden provides considerable opportunities to increase turnover throughout the year.

Ideal for:

- Summer BBQs
- Beer festivals
- Birthday celebrations
- Family gatherings
- Private parties
- Outdoor dining
- Live music
- Acoustic evenings
- Sporting event screenings (subject to licence)
- Charity fundraisers
- Corporate events
- Seasonal celebrations

The tiered design lends itself perfectly to creative landscaping, themed areas or covered seating should an incoming tenant wish to enhance the outdoor offering further.

CELLAR

Located beneath the property is a generous cellar providing:

- Beer storage
- Cooling equipment
- Ancillary storage
- Delivery access

Beer cooling equipment is installed but may require commissioning prior to operation.

OWNER'S ACCOMMODATION

One of the property's most valuable assets is the exceptionally spacious self-contained duplex accommodation occupying the first and second floors.

First Floor

Approximately 1,300 sq ft Gross

Comprising:

- Large lounge
- Kitchen
- Office
- Exceptionally spacious principal bedroom

The accommodation provides comfortable owner's living quarters or management accommodation separate from the licensed trading areas.

SECOND FLOOR

Approximately 1,100 sq ft Gross

Comprising:

- Three further generously proportioned bedrooms
- Family bathroom

The residential accommodation would comfortably accommodate a family or management team.

The property also benefits from gas central heating throughout the residential accommodation.

LOCATION

The Watering Trough occupies a highly visible position on Ablewell Street, within easy walking distance of Walsall Town Centre.

The surrounding area benefits from an established mix of residential neighbourhoods, retail premises, professional services and commercial businesses, providing an excellent customer catchment.

Nearby amenities include:

- Walsall Town Centre shopping
- Supermarkets
- Banks
- Cafés
- Restaurants
- Public houses
- Local independent retailers
- Professional offices
- Schools and colleges
- Hotels
- Medical facilities
- Local Authority offices
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The property's central location enables operators to attract lunchtime, evening and weekend trade from residents, shoppers, office workers and visitors alike.



EXCELLENT TRANSPORT LINKS

The property is exceptionally well connected.

Road links include:

- M6 Junctions 7, 9 and 10
- A34
- Black Country Route
- Birmingham approximately 9 miles
- Wolverhampton approximately 7 miles

Public transport includes:

- Walsall Railway Station
- Walsall Bus Station
- Frequent local bus services

The excellent transport network ensures easy access for customers, suppliers and staff.

AGENT'S MARKETING SUMMARY

The Watering Trough represents one of the most exciting licensed premises currently available within Walsall.

Immediately recognisable from its striking double-fronted period façade, the property enjoys an excellent trading position and offers the type of traditional public house character that is increasingly difficult to replicate. Its attractive Tudor-style elevations, substantial width and prominent central entrance provide exceptional kerb appeal and create a memorable first impression for customers.

Internally, the property offers approximately 5,000 sq ft of versatile accommodation with multiple trading areas that can easily adapt to changing customer demands. Whether creating a traditional locals' pub, a modern gastro venue, a sports bar, or an entertainment-led business, the flexible layout provides an excellent platform for future success.

The impressive three-tier beer garden is undoubtedly one of the property's strongest commercial assets. Outdoor hospitality remains one of the fastest-growing sectors of the licensed trade, and this substantial outside space offers enormous potential for BBQs, live entertainment, private functions, beer festivals, family events and seasonal promotions, generating valuable additional revenue throughout the year.

Equally impressive is the extensive owner's accommodation, providing spacious and comfortable living quarters rarely found with licensed premises of this nature. The four-bedroom duplex accommodation offers an ideal solution for owner-occupiers, managers or staff while significantly reducing additional accommodation costs.

Located close to Walsall Town Centre and surrounded by established residential areas, businesses, offices and excellent transport links, The Watering Trough benefits from a broad customer catchment and excellent accessibility.

This is a genuine opportunity to acquire a substantial, characterful public house with significant untapped potential, offering an incoming operator the chance to create a thriving hospitality destination within one of the West Midlands' established market towns.

Early viewing is strongly recommended to fully appreciate the size, character and commercial potential of this exceptional property.



AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

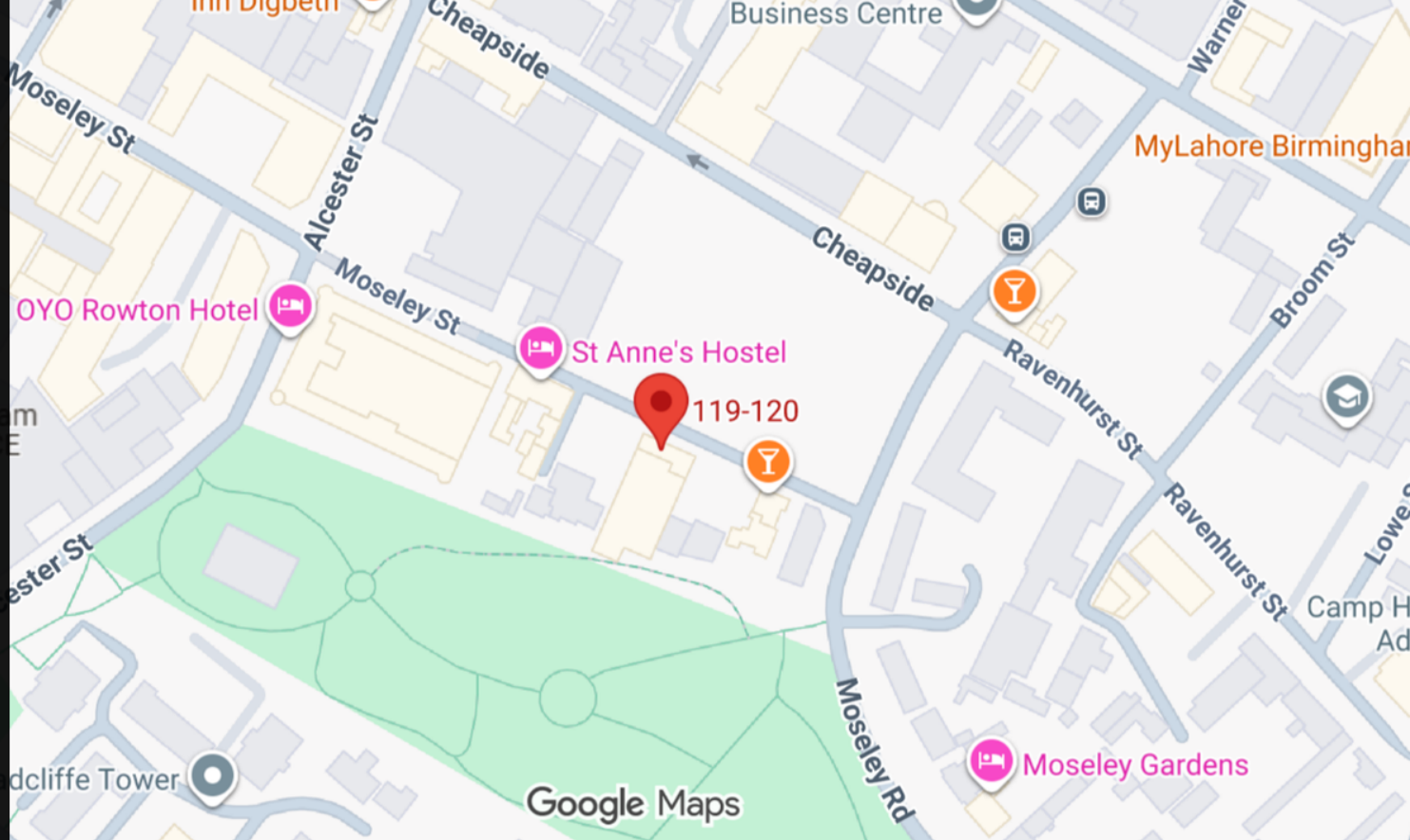
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1A King Edward Road
Moseley Birmingham B13 8HR

Enquiries@ThistleEstates.com
0121 256 2561



LEASE TERMS

The property is available by way of a new Full Repairing and Insuring (FRI) Lease.

RENT

£40,000 per annum

MINIMUM LEASE TERM

5 years

DEPOSIT

Equivalent to three months' rent

TENURE:

Leasehold

SIZE:

Total Area
(Approx) 5000 Sq.Ft

SERVICES:

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

LOCAL AUTHORITY:

Walsall Council

BUSINESS RATES: TBA