admiral
TAVERNS



5TH HANTS VOLUNTEER ARMS, SOUTHSEA

SOUTHSEA, PO5 2SL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Located on the corner of Napier Road and Albert Road in Southsea, the 5th Hants benefits from high footfall in it's prominent roadside location. The densely populated residential areas surrounding the pub make it the perfect place to develop a well-supported community hub, attracting a strong local trade. Both Southsea Town Centre and the Seafront are under 10 minutes walk away, attracting seasonal trade from tourists. With the pub being just 1 mile from Fratton Railway Station, it is easily accessible by public transport.

Pub Layout

Entry to the pub is granted via the main front door where customers will be greeted with an open-plan, ground floor bar area with single bar servery to the right. This trade area has gained a reputation amongst the local community for hosting sports and live music nights. A separate trade area to the rear has it's own separate bar servery, and is used as a tap room for customers not wanting to get involved in the pub's entertainment and events. The pub does not have a car park, however street parking is available.

TRADING STYLE

This pub is run as a wet-led venue with majority of it's revenue coming from it's weekly live music and entertainment nights, hosting a selection of music genres including local artists. The current licensee effectively utilises social media to increase footfall and engage with the wider community. There is no catering kitchen on site, but there is an opportunity to develop a small back bar food offering. The venue features a premium drinks selection, with a particular emphasis on cask ales, which are highly popular among the local clientele.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, large lounge, kitchen, bathroom plus a small office.

FINANCIAL

Weekly Rent: £374.00
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,500
Stock: £2,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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.

BDM VISION

The ingoing licensee will be experienced, community focused and passionate about cask ale. We are looking for someone to build on the solid foundations that our current licensee has developed and be able to unlock further growth at the pub. The pub will remain a wet-led venue, emphasizing high-quality drinks, with a particular focus on its excellent range of cask ales. The 5th Hants will continue to be known for its regular live music acts, solidifying its role as the social hub of the Albert Road community. With its welcoming atmosphere and vibrant entertainment, this pub will offer plenty of reasons for locals and visitors alike to stop by.

3+ Private Bedrooms | Cask Ale | Live Music | Sports Teams

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