admiral
TAVERNS



BATTLE OF TRAFALGAR, BRIGHTON

BRIGHTON, BN41 1GT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Battle of Trafalgar is situated in a popular residential area on a busy main road into Portslade. A wet led community pub on a corner plot, the Battle of Trafalgar is full of history dating back on maps as far as 1873 and is a much loved community gem. Portslade is a western suburb in the city of Brighton and Hove dating back to the 16th century. With the northern end of the village situated on the edge of the South Downs and the southern part of the village by the sea, Portslade has plenty of passing footfall all year round and benefits from strong road and bus links as well as a railway station.

Pub Layout

The Battle of Trafalgar is a spacious, corner-plot pub featuring two distinct rooms divided by the main bar servery. One side offers a lively sports area with a darts board and pool table, while the other provides a large, open space ideal for relaxed drinking and socialising. To the rear, a generous beer garden with sheltered seating offers a comfortable setting for customers all year round. Behind the bar, is a food preparation area, providing ample space for a back bar food offer.

TRADING STYLE

The Battle of Trafalgar currently operates as a wet-only pub, yet it remains a popular and cherished community hub, well-known for its live music and team sports, including darts and pool. The bar offers an excellent selection of drinks, featuring a variety of premium lagers and beers. Although it is a wet-only venue, there is a small kitchen prep area located behind the bar.

ACCOMODATION

Private Accommodation

The private accommodation consists of a lounge, kitchen, bathroom, three double bedrooms and use of the domestic kitchen upstairs.

FINANCIAL

Weekly Rent: £490.38
Stepped rent structure (introductory period): Weeks 1–6: £300 per week plus VAT
Estimated Annual Turnover*: £279,810
Security Deposit: £3,000 buildable deposit option to £6,375 on signing of a long-term agreement
Working Capital: £3,500
Stock: £2,500
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

We are seeking someone with a strong community focus and a creative mindset to bring fresh ideas that will drive footfall to the pub. The ideal applicant(s) will have a flair for imaginative marketing, a vision for developing back-bar food offerings, and the energy to help the Battle of Trafalgar truly thrive as a vibrant local hub.

3+ Private Bedrooms
Beer Garden
Cask Ale
Food Preparation Area
Live Music
Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk
admiraltaverns admiral_taverns