admiral
TAVERNS



DRUMMOND ARMS, SOUTHAMPTON

SOUTHAMPTON, SO17 3AA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Positioned in the heart of Portswood, the Drummond Arms presents a rare opportunity to take on a substantial community pub with excellent facilities and one of the most impressive beer gardens in Southampton. Located within easy reach of the University of Southampton, Southampton Common and a densely populated residential area, the pub is uniquely placed to attract a diverse customer base including students, young professionals, university staff and local residents

Pub Layout

The Drummond Arms offers a flexible trading layout that can appeal to a wide range of customers and occasions. A central bar servery sits at the heart of the pub, providing visibility throughout the main trading space and creating a natural focal point for customers entering the venue. The spacious open-plan interior provides distinct areas for drinking, dining and socialising, allowing the successful operator to cater for both community regulars and the large student and young professional population that surrounds the pub. To the rear of the trading area is an established games space featuring pool and darts, creating a dedicated social hub that supports leagues, competitions and group occasions. A well-positioned trade kitchen sits directly behind the bar, giving excellent access to all trading areas and offering significant scope to develop a food-led offer that complements the pub's wet sales and social atmosphere.

One of the pub's most impressive features is the extensive rear beer garden. Accessed directly from the main trading areas, this superb outdoor space incorporates terraces, lawned areas, pergola seating and multiple customer zones, providing exceptional capacity for outdoor dining, events, social gatherings and year-round trade. The garden is considered one of the property's strongest assets and offers a genuine competitive advantage within the local market. The private accommodation is equally generous, comprising three bedrooms, a lounge, kitchen, bathroom and office, making this an attractive proposition for a licensee looking to live on site and become part of the local community.

TRADING STYLE

The Drummond Arms is currently a traditional wet-led community pub serving a loyal customer base of residents and students. Historically it has traded with a 80/20 split wet/dry. The designated sports area accommodates both pool and darts teams further supported by screens to accommodate televised sports. There is a diverse customer base and provides a strong platform for future growth.

Subject to full and final board approval, Admiral Taverns is exploring a significant capital investment designed to unlock the pub's full potential and create a destination that stands apart from the local competition. Rather than competing solely as another sports, quiz or entertainment venue, the vision is to transform the Drummond into "Portswood's Social Garden" – a vibrant, all-day community hub built around one of the best beer gardens in Southampton.

The proposed investment would focus on enhancing the pub's strongest assets, including the creation of an outstanding garden experience, improved internal trading spaces, upgraded food facilities and dedicated social areas for gaming, community events, study and informal meetings. The aim is to create a pub that appeals to students, young professionals, university staff and local residents throughout the day and evening, offering a broader and more distinctive experience than nearby competitors.

Admiral Taverns is keen to work collaboratively with the successful applicant and welcomes discussion around these concepts. Investment plans remain indicative and applicants will have the opportunity to help shape both the final design and retail proposition before any refurbishment plans are finalised.

ACCOMODATION

Private Accommodation

The private accommodation is very spacious and comprises of three bedrooms, lounge, bathroom, kitchen and office.

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

Email: recruitment@admiraltaverns.co.uk
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FINANCIAL

Stepped rent structure (introductory period):

- **Weeks 1–4:** £195 per week plus VAT
- **Weeks 5–8:** £288 per week plus VAT
- **Weeks 9 onwards:** £346 per week plus VAT (until the refurbishment has been completed)

Post Investment Weekly Rent: £480.77 (Subject to final board approval)
Estimated Annual Turnover*: £312,969
Security Deposit: Initial deposit of £2,000, building up to £6,250 as part of investment
Working Capital: £7,000
Stock: £3,000
Business Rates: £Nil. – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
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 Drummond Arms is a substantial community pub close to the University of Southampton and Southampton Common, surrounded by a densely populated mix of students, young professionals, families and established residents. Its standout feature is an exceptional, secluded beer garden with raised lawn, terraces, barbecue space and pergola seating. We are seeking an energetic, community-minded licensee who can build relationships with residents, university staff, students and community groups, operating the pub as a welcoming neighbourhood clubhouse rather than relying solely on sport and late-night entertainment.
Subject to final approval, a major refurbishment is planned to create The Drummond Social Garden, a distinctive all-day venue combining flexible social and meeting spaces, excellent Wi-Fi, casual food, pool, darts, games and one of the strongest pub gardens in the area.

FUTURE PLANS

Admiral Taverns is exploring a significant investment into the Drummond Arms to create a distinctive community-focused venue that better reflects the area's mix of students, young professionals, university staff and local residents.

The proposed scheme will centre around enhancing the pub's biggest competitive advantage: its exceptional beer garden, supported by upgraded trading areas, improved food facilities, social gaming spaces, flexible seating and improved customer facilities

Rather than competing solely on sport, quizzes or live music, the vision is to create "Portswood's Social Garden" – a venue combining food, drinks, social gaming, community activity, study/work space and one of the best outdoor spaces in the area. This would provide a point of difference from nearby competitors whilst retaining a strong community-pub feel.

The investment proposals currently remain indicative and are subject to full and final board approval. Admiral Taverns is keen to discuss these ideas with prospective applicants and would welcome input from the successful operator before the final design and retail proposition are agreed.


3+ Private Bedrooms


Beer Garden


Cask Ale


Kitchen


Food Preparation Area


Live Music


Sports Teams

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