



DRUMMOND ARMS, SOUTHAMPTON SOUTHAMPTON, SO17 3AA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£3,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Drummond Arms is a large community pub, located in a prominent position on the corner of Welbeck Avenue and Somerset Road in Portswood, Southampton. The pub is situated in a densely populated area of Southampton, very close to the Southampton University campus and also Southampton Common. The pub is surrounded by residential housing, with a mixture of private and student occupiers. Architecturally there are some nice touches with oval arches through to the games area and matching window lattices.

Pub Layout

The main trade area of the Drummond is spacious and dominated by the central bar servery, visible to the customer from the front entrance. There is a games area to the right rear of the bar with pool table, gaming machines and darts board which is regularly utilised by the local darts team. The trade kitchen is conveniently accessed through a door to the right of the bar. There is a fantastic beer garden at the back of the pub, arguably one of the best in Southampton, which is accessible from the games area and front trade room. The garden is a huge asset, with a raised lawn, terrace barbeque area and additional terraced space with pergola and bench seating lower down.

TRADING STYLE

The Drummond is a predominantly wet-led pub with a clientele of local regulars & students where everyone is always welcome. Good home-made pub food is served, and the outstanding Sunday roast is good value and very popular with returning customers. With an approximate 80/20 wet/food split, the retail offer is focused students and locals with 3 HD TV screens showing as much live sport as possible on including FA Premier League, rugby & internationals. Pub sports teams and quiz nights are regular favourites at this popular venue as well as a busy calendar full of events.

ACCOMMODATION

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

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:** £384 per week plus VAT (until the refurbishment has been completed)

Post Investment Weekly Rent: £480.77

Estimated Annual Turnover*: £312,969

Security Deposit: Initial deposit of £1,000, building up to £6,250 as part of investment

Working Capital: £1,000

Stock: £1,000

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

Admiral Taverns are seeking an experienced, community focussed licensee(s), who will be able to connect with the locals and also the student population in Portswood. They will also need to have the ability to unlock the untapped growth potential for wet sales and further develop the food offer, with a new and exciting menu. There is also huge potential to grow the food and drink sales from the secluded and well maintained beer garden. The Drummond Arms is a fantastic opportunity to become the hub of the local community, as well as the go to pub for students living in the Portswood area.

A refurbishment is planned at this pub and is subject to full board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.



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