



EAGLE, GOSPORT

GOSPORT, PO12 1PQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Eagle is located just off Stokes Road in Gosport where there is a niche shopping area outside of the high street with small shops and services. Gosport is situated on a peninsula on the western side of Portsmouth Harbour, opposite the city of Portsmouth, to which it is linked by the Gosport Ferry. The pub is nestled in a densely populated residential location and is located less than a five minute walk from Stokes Road.

Pub Layout

The pub features a central bar servery with surrounding trading space, including a pool table and fruit machine alongside low-level tables and chairs. The property is very well maintained and benefits from a sympathetic and cosy interior, with updated trading areas, modern customer toilets, and a fully upgraded kitchen. A rear patio garden offers a sun-trap in the summer months, complete with beach huts, heating, and festoon lighting, creating an inviting outdoor space. Externally, the pub's signage, décor, and lighting have also been refreshed, ensuring a welcoming and contemporary appearance.

TRADING STYLE

The pub benefits from a balanced sales mix, generating a strong income from both drinks and food, with the fully upgraded catering kitchen supporting a variety of offerings. A wide range of premium draught products, wines, spirits, and soft drinks are available. As part of the new agreement, competitive pricing will be offered on selected drink products to align with local competitors, ensuring the pub remains attractive and commercially competitive within the local market. The pub hosts regular weekly events, including darts and pool teams, quiz nights, and poker nights, while Saturdays feature live music and Sundays a popular meat raffle, creating a lively and engaging atmosphere for customers.

ACCOMODATION

Private Accommodation

The private accommodation includes four double bedrooms, a bathroom and a living room. The dining room and trade kitchen are on the ground floor giving access directly into the trade garden. The pub also has separate entry into the private accommodation.

FINANCIAL

Annual Rent: £423.08

Estimated Annual Turnover*: £264,445

Security Deposit: Initial deposit of £3,000, building up to £5,500

Working Capital: £3,000

Stock: £3,500

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

We're looking for an ambitious, community-driven licensee with a passion for creating unforgettable pub experiences. This is your chance to unlock the pub's full potential, elevating the food offering, boost drink sales and attracting new customers. With your vision and energy, you'll transform the pub into the beating heart of the local community, a place where everyone can enjoy a great drink and a good meal.



Cask Ale



Kitchen



Food
Preparation
Area



Sports Teams