



FAWCETT, PORTSMOUTH

PORTSMOUTH, PO4 0DP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Built in 1886 for the Brickwoods Brewery, The Fawcett Inn occupies a prominent corner position at the end of Fawcett Road in Southsea. With its distinctive half-timbered “Brewers Tudor” style and witch’s hat tower, it is a well-known local landmark with a strong and loyal customer base.

The pub is surrounded by residential housing and local businesses and sits on a main route between Fratton and Albert Road, Southsea. It is located less than a mile from Fratton Park, Fratton Railway Station and the University of Portsmouth, making it ideally placed to benefit from football matchday, student and commuter footfall. Southsea town centre and the seafront are also within easy walking distance.

Pub Layout

The pub hosts one large, curved trade space, having been knocked through in previous years. The pub floor is boarded throughout and furnishings are mostly traditional, including a small number of armchairs on a raised area in the corner of the pub, which is transformed into a stage when live music is hosted. The pub is adorned with framed images of past Portsmouth and football memorabilia. A large, attractive patio courtyard is located at the rear of the pub, complete with barbecue for use in the summer months. The catering kitchen is located to the rear of the bar servery.

TRADING STYLE

The Fawcett is a traditional community pub, with a pool table, quiz night, live music, sports TV, meat raffle and hearty Sunday roasts. The retail offer is predominantly wet led, including two regular and one guest cask ale on the bar. There is also a well established food offering, with

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms, lounge, office, kitchen and bathroom.

FINANCIAL

Weekly Rent: £509.62

Security Deposit: £4,000 low security deposit, buildable to £6,625 upon long term agreement

Working Capital: £2,000

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

Admiral are seeking to secure a dynamic, experienced retailer, who is capable of developing both the wet and dry income streams. Our licensee must be multi skilled and possess the ability to maximise the trading opportunities that this pub presents. This is a fantastic opportunity for the right applicant to grow sales at The Fawcett Inn. The selected applicant must be community focused with the desire to engage with the entire cross section of local community groups.



3+ Private
Bedrooms



Beer Garden



Cask Ale



Kitchen



Food
Preparation
Area



Live Music



Sports Teams