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TAVERNS



FIVE ALLS, GOSPORT

GOSPORT, PO12 4TD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£5,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Five Alls is located on the corner of Victoria Street and Forton Road in the busy town of Gosport. The pub is a wonderful Victorian property, occupying a prominent corner plot with main road frontage onto Forton Road, which is the main A32 trunk road into Gosport from the M27 and Fareham. The pub is only 5 minutes walk into the centre of Gosport and is situated in a densely populated area, which provides constant footfall for the business. Gosport itself is located on the south coast of Hampshire and is on the Western side of Portsmouth Harbour facing across the water to Portsmouth itself. Gosport is a bustling Naval town with various shopping centres and marinas to visit and Portsmouth is a beautiful historic Naval City that has an abundance of architecture and culture as well as hospitality and commerce to suit the locals and the tourists alike.

Pub Layout

The pub has a large open plan trade area, which is dominated by the long central bar servery. The bar is located directly in front of the customer upon entering the premises, to the left is seating space which is made up of a mixture of fixed and loose seating and extends itself around the bar, here you will also find one of several TV's which are located throughout the pub. This then leads onto a private tucked away area at the back of the bar which has further seating and a darts board. To the right of the bar is the pool table and access to the courtyard garden space which has space for several benches, proving popular in the summer months. There is a small catering kitchen located off the corridor to the right of the main bar which is equipped to service a bar snack food offer.

TRADING STYLE

The retail offer is predominantly wet?led, supported by a strong cask ale following, particularly Hobgoblin Gold. With active sports teams, live sports and a well?established weekly events programme, the Five Alls serves as a vibrant community hub with excellent local support and a loyal customer base. Pub quizzes, karaoke, raffles and live entertainment all perform well, and the attractive courtyard garden provides a sunny, welcoming space to enjoy summer evenings before a short stroll home.

ACCOMODATION

Private Accommodation

The domestic accommodation is located on the first floor and is very generously laid out. Consisting of three good sized bedrooms, a lounge, a kitchen, an office and a bathroom, it has been well maintained by the licensee and is presented in excellent condition.

Beer Garden | Cask Ale | Food Preparation Area | Live Music | Open Fire | Sports Teams

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FINANCIAL

Weekly Rent:£459.62
Stepped rent structure (introductory period):

- **Weeks 1–4:** £300 per week plus VAT
- **Weeks 5–8:** £337 per week plus VAT
- **Weeks 9–12:** £424 per week plus VAT

Security Deposit: Initial deposit of £2,000, building up to £5,975
Working Capital: £2,000
Stock: £1,000
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

The Five Alls has a huge amount of potential that is waiting to be unlocked with the new licensee. A dynamic retailer with excellent/uncompromising retail standards, customer service and communication, will be able to grow both wet and dry sales and ensure the Five Alls is the go to public house in the Gosport. A good knowledge of the local area, a passion for knowing your drinks menus and an active social media awareness will help to boost this pub to the next level. With its loyal customer base and excellent reputation, this is an exciting opportunity for aspiring publicans to take the reins of a beloved community pub.


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