admiral
TAVERNS



FOX INN, GOSPORT

GOSPORT, PO12 1BD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£5,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Fox Inn is a traditional and attractive wet led pub based behind the busy high street of Gosport. It is situated adjacent to a densely populated residential area, surrounded by plenty of shops and businesses. The pub and high street are approximately 300 meters from the Gosport Espanade and the Marina which overlooks Portsmouth harbour Gunwharf Quays and the Solent. The pub is easily accessible via North Street and nearby main roads A32 and A27, with regular bus services to Portsmouth, Fareham, and surrounding areas, and close connections to the Gosport Ferry for travel across the harbour.

Pub Layout

The Fox Inn comprises two separate trade areas, each with its own external entrance. These spaces can also be opened into a single area via an internal door and are both served from one central bar servery. A kitchen and food preparation area is located at the rear of the property. The pub has been well maintained, with fixtures and fittings in good order throughout. Externally, there is a patio garden to the right?hand side, offering a sunny spot in warmer months and additional seating for customers. While there is no dedicated pub car park, there is ample nearby off?road parking, as well as a public pay?and?display car park adjacent to the pub.

TRADING STYLE

The Fox Inn is primarily a successful, wet-led community pub, serving a wide range of lagers, cask ales, and ciders. A sports package helps drive weekly sales, while the pub also offers darts, pool, and live entertainment to keep customers engaged. There is significant potential to develop a food offer, providing an opportunity to take the Fox Inn to the next level.

ACCOMODATION

Private Accommodation
The domestic accommodation is of a high standard and consists of two double bedrooms, a bathroom, kitchen and a lounge. There is a separate entrance to the private accommodation meaning it can be accessed independently.

FINANCIAL

Weekly Rent: £375.00
Estimated Annual Turnover*: £239,775
Security Deposit: Initial deposit of £3,000, building up to £5,000 or the equivalent of three months' rent, whichever is greater.
Working Capital: £1,000
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 Fox Inn is a well-established community pub and one of the oldest in Gosport, offering a fantastic opportunity for an individual or couple to make their mark. The new licensee will have the chance to relaunch a food offer, enhance the overall retail experience, and develop the entertainment programme to drive trade. A strong online presence to market the pub, along with a passion for great ale and fostering a community-focused atmosphere, will be key to success.

Beer Garden | Cask Ale | Kitchen | Food Preparation Area | Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns