admiral
TAVERNS



NELSON, CHRISTCHURCH

CHRISTCHURCH, BH23 3NJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Nelson Tavern is a large food led pub sat in the heart of the Mudeford area of Christchurch. Mudeford is a former fishing village at the mouth of Christchurch harbour with an expanding population. The pub sits on the main Mudeford Road overlooking the river Mude in a well-populated residential area that also benefits hugely from tourism in the summer months.

Pub Layout

The Nelson Tavern has one large main bar area with servery which can accommodate approximately 30 covers. The bar then leads through to the restaurant area which will seat up to approximately 50 diners. This area benefits from a glazed frontage that overlooks the courtyard garden area. The fully equipped commercial kitchen is located centrally between the bar and restaurant area. There is also two walk in fridges and walk in freezer that compliment this large food led operation. The pub also benefits from a large garden, that is South facing and is well known and well loved as a popular sun trap in the summer months. A small car park to the right hand side of the property will fit approximately fifteen cars. We have aso identified that we would like to complete a refurbishment at the Nelson, by refurbishing the toilets, the outside decor including signage and lighting as well as investment in the rear beer garden.

TRADING STYLE

The Nelson currently trades well as both a wet and dry pub. For the last sixteen years it has developed a very strong reputation locally (and further afield) for being a good quality, consistent food pub. It is also well known for it’s Sunday lunches and traditional pub meals. In support of the food offer, the Nelson Tavern also offers a wide range of drinks including premium lagers, cask ale, craft beers and fine wines.

ACCOMODATION

Private Accommodation

The domestic accommodation consists of three large bedrooms, kitchen, office, as well as a good sized lounge and bathroom.

3+ Private Bedrooms
Beer Garden
Car Park
Cask Ale
Kitchen
Live Music

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

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FINANCIAL

Weekly Rent: £826.92 (post refurbishment rent)
Stepped rent structure (introductory period):

- **Weeks 1–6:** £548 per week plus VAT
- **Weeks 7-10:** £770 per week plus VAT with a view to discussing a refurbishment and a rental assessment.

Estimated Annual Turnover*: £675,200
Security Deposit: £5,000 – Buildable to £11,250 on completion of a long-term agreement
Working Capital: £4,500
Stock: £4,500
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 looking for an experienced licensee with a very strong food background, the ability to drive and market a multifaceted business and the forward vision and determination to try new and exciting things to continue the Nelson Tavern on it's journey. There is still room to develop the wet trade, to push the ever growing craze of craft beers and cask, as well as to organise local beer festivals and other events in the garden.


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