



PRESTONVILLE ARMS, BRIGHTON BRIGHTON, BN1 5DN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Located in the bustling Preston Park area of Brighton, The Prestonville Arms has the potential to become a cherished local spot where residents can enjoy a refreshing pint or a delicious meal. Although Brighton is renowned for its vibrant city centre, it also includes several residential neighbourhoods like Preston Park. This lively community is home to a diverse mix of families, young professionals, and retirees, fostering a close-knit atmosphere.

Pub Layout

The Prestonville boasts a corner plot which gives the pub its unique V shape. As you enter the pub you will find a central bar servery, bar area complete with fixed and loose seating and a separate snug area where you will also find an open fire. The trade kitchen is located to the rear. The Prestonville can accommodate circa 40 covers. Externally there is a small courtyard garden area that can seat a further 20.

TRADING STYLE

The Prestonville is very much a community pub with the added benefit of a food offering. It currently offers a wide range of Cask ale, and a regular rhythm of the week which include Wine Wednesdays, Beer & Burger nights, quiz nights, live entertainment and Sunday roasts.

ACCOMMODATION

Private Accommodation

The accommodation consists of kitchen, bathroom, lounge and two good size bedrooms.

FINANCIAL

Weekly Rent: £442.31

Estimated Annual Turnover*: £326,074

Security Deposit: £7,500

Working Capital: £2,500

Stock: £2,500

Zero Business Rates* – 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

The Prestonville should continue to be the pub with community at the heart. The offer should include a wide range of cask ale and a regular calendar of events accompanied by a good food offer.



Beer Garden



Cask Ale



Kitchen



Live Music



Open Fire