admiral
TAVERNS



PRINCE OF WALES, HAVANT

HAVANT, PO9 1LR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£5,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Prince of Wales is a traditional, wet-led community pub on West Street, Havant. The pub is just a five-minute walk from the town centre, the Meridian Shopping Complex, and Havant railway station. Surrounded by residential properties, it is very much a locals' pub with a strong customer base from the immediate area. Havant itself benefits from excellent transport links, with regular rail services to London, Portsmouth, Brighton and Southampton, as well as a well-served bus station connecting nearby towns and coastal destinations.

Pub Layout

The trading area is an inviting open-plan layout, centred around a prominent bar servery that forms the heart of the space. A well-balanced mix of fixed bench seating, low-level tables and chairs, and high stools lining the bar creates a warm and traditional pub atmosphere. The blend of wooden and tiled flooring adds character and charm, complementing the overall classic feel. To the rear of the trading area lies a fully equipped catering kitchen. Behind the bar, a passageway leads to well-maintained ladies and gents toilets and provides direct access to the pub's standout feature, an exceptional beer garden. Recently refurbished, this outdoor space is fully enclosed and heated, complete with a large external TV screen, making it a year-round favourite for guests to enjoy live sports and social gatherings. While the property does not benefit from its own dedicated car park, convenient on-street parking is

TRADING STYLE

The Prince of Wales is a traditional wet-led pub with a strong community focus, offering a wide range of drinks and a well-established rhythm of the week. Typical features include pub games, quiz nights, sports teams, live sport, and live entertainment, all of which help to create a lively and welcoming atmosphere. The pub has long been known for its community spirit, with events such as raffles, charity fundraisers, live music, and popular Sunday roasts making it a key social hub for local residents.

ACCOMODATION

Private Accommodation

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

FINANCIAL

Weekly Rent: £524.04
Estimated Annual Turnover*: £381,052
Security Deposit: Initial deposit of £2,000, building up to £7,000
Working Capital: £1,000

3+ Private Bedrooms
Cask Ale
Kitchen
Food Preparation Area
Live Music
Sports Teams

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

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BDM VISION

We are seeking an experienced, dynamic, and community-focused licensee to take on this well-established pub. The ideal candidate will be capable of building strong local connections, driving both food and wet trade, and using effective marketing to attract new customers while maximising the pub's growth potential. This is a rare opportunity to run a true community pub with plenty of scope for development.


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