



APSLEY HOUSE, SOUTHSEA SOUTHSEA, PO5 3NY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Apsley House is a well known wet -led, community pub, located on Auckland Road West in Southsea, just off Clarence Parade and The Solent. It is ideally situated near to the waterfront and very close to Southsea high street with Portsmouth city centre being only a short 10 minute walk away. The local area of Southsea is home to a popular pebble beach with promenade and pier, as well as Southsea common with tennis courts, volleyball, skatepark and a pitch and putt. A castle and an aquarium also prove popular to tourists and the pub itself has been at the centre of ghost tales over the years after a ex-barman pub employee appeared in a photo of the former victorian girls school.

Pub Layout

The trade area is spacious and is dominated by a central u-shaped bar servery, which welcomes the customer at the front entrance. Customer seating is laid out to the front, left and right hand sides of the trade space and there is also a raised area to the front right of the pub which is used for a pool and gaming machine. Externally to the front of the pub, there is a sun trap terraced area which has space for around 20 customers to enjoy their drinks al fresco.

TRADING STYLE

The Apsley House is currently a wet only, community pub for the locals, however it does attract some passing trade and also tourists visiting Southsea, particularly in the Summer. The pub offers darts, pool, quiz nights, open mic nights and a jukebox. There are three excellently kept real ales always available, alongside live cider and the in the summer the front terrace is a very pleasant and popular place to be.

ACCOMODATION

Private Accommodation

The private accommodation is comprises 2 bedrooms, lounge, bathroom, kitchen and office.

FINANCIAL

Annual Rent: £28,600

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £3,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero 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.

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 a licensee for the Apsley who is willing to put the community at the forefront of their business. Someone who will really focus on connecting with the locals and also being open to tourists and visitors to increase their income. They will need to be able to serve the right drinks offer and have the enthusiasm to promote a more premium selection where appropriate as well as introduce a wholesome pub grub food offer including a much needed Sunday roast. Given the local levels of competition, Admiral Taverns will favour an experienced licensee for this venue and an ability to market the pub successfully using social media will also contribute greatly to driving the business.



Sports Driven



Community
Local



Food
Preparation
Area



Cask Ale



Live Music



Kitchen



Beer Garden