



ATHELSTAN ARMS, BOURNEMOUTH BOURNEMOUTH, BH6 5JZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Athelstan is a large traditional public house, located on Cranleigh Road in Southbourne which is some 0.9 miles from Christchurch railway station and just over three miles from Bournemouth Town Centre. The pub is also located in a heavily populated residential area, with a strong demographic. The pub is situated between two managed houses – The Cranleigh and The Riverside and is in an ideal location close to the river, beach and Christchurch Town Centre.

Pub Layout

The trade area is dominated by the long, central bar servery and is very open plan. There is a mixture of low-level and fixed seating accompanied by various wooden and carpeted zones. There are two featured games areas both housing pool tables, darts boards and fruit machines. Externally and to the side of the property there is an attractive, landscaped beer garden and also two covered seating areas with outside televisions and comfortable seating. From the garden there is also a separate gateway out onto the front car park, allowing for easy access during summer events. The car park has approximately 10 spaces to the front and to the side of the pub and there is also ample on street parking available. To the rear of the bar there is access to the catering kitchen and also to the stairs which lead to the owners accommodation and letting rooms.

TRADING STYLE

The Athelstan is substantially sized property, in the heart of a bustling housing area. It is currently a predominantly wet led site with a Sunday food offering and occasional buffets for the sports teams. Two popular pool teams and a darts team run from the Athelstan and these bring a steady income and trade stream as well as it being a superb host of live sports with numerous televisions inside and outside, as well as a large pull down screen for more popular events. There are currently eight letting rooms at the Athelstan and these are very popular due to the pubs location and proximity to the local beach and seafront.

ACCOMMODATION

Private Accommodation

The private accommodation consists of one double bedroom, kitchen, lounge and bathroom and is presented in good condition throughout.

Trade Accommodation

The trade accommodation hosts six double and two single letting rooms some of which are en-suite, however, there is the possibility of converting some of these rooms into more private accommodation should the need require.

FINANCIAL

Annual Rent: £32,500

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

Working Capital: £5,000

Stock: £5,000

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.

Please look at our Financial Information sheet before the



Food
Preparation
Area



Open Fire



Function Room



Live Music



Kitchen



Sports Teams



Letting Rooms



Car Park

BDM VISION

Admiral are seeking to secure a dynamic, experienced retailer, who is capable of developing all three income streams of wet, dry and accommodation sales. The new licensee must be multi skilled and possess the ability to maximise the trading opportunities that this pub presents, with a particular affinity to developing an exciting and innovative food offer that brings in new faces and establishes the pub in the area as the place to eat. This is a fantastic opportunity for the right applicant to grow sales and increase footfall using good social media and marketing and by presenting a wholesome and inviting community pub.

