



FAWCETT, PORTSMOUTH

PORTSMOUTH, PO4 0DP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Built in 1886 for the Brickwoods Brewery, The Fawcett Inn occupies a prominent position on a busy street corner, at the end of Fawcett Road in Southsea. With its half-timbered 'brewers Tudor' style and witch's hat tower, it has an imposing presence. The pub is surrounded by residential properties and is located opposite various retail units. Local demographics are very strong and the pub has a well established local following. Southsea centre is half a mile away and the sea front is 10 minute walk from the pub. The Fawcett is also close to Fratton Railway station and Fratton Park which is the home of Portsmouth Football Club.

Pub Layout

The pub hosts one large, curved trade space, having been knocked through in previous years. The pub floor is boarded throughout and furnishings are mostly traditional, including a small number of armchairs on a raised area in the corner of the pub, which is transformed into a stage when live music is hosted. The pub is adorned with framed images of past Portsmouth and football memorabilia. A large, attractive patio courtyard is located at the rear of the pub, complete with barbecue for use in the summer months. The catering kitchen is located to the rear of the bar servery.

TRADING STYLE

The Fawcett is a traditional community pub, with a pool table, quiz night, live music, sports TV, meat raffle and hearty Sunday roasts. The retail offer is predominantly wet led, including two regular and one guest cask ale on the bar. There is also a well established food offering, with Sunday roasts very popular with the customer base.

ACCOMODATION

Private Accommodation

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

FINANCIAL

Annual Rent: £26,500

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

Working Capital: £4,000

Stock: £4,000

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 are seeking to secure a dynamic, experienced retailer, who is capable of developing both the wet and dry income streams. Our licensee must be multi skilled and possess the ability to maximise the trading



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams



Beer Garden