

KINGSLAND TAVERN, SOUTHAMPTON

SOUTHAMPTON, SO14 1NY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Kingsland Tavern is one of Southampton's older pubs, having been a pub since the 1820's. The pub occupies a good sized corner plot, looking out over both St Marys Street and Kingsland Square. Having the fortune of being located in a densely populated area of Southampton, the Kingsland is just a five minute walk from the city centre and under 10 minutes from St Marys Stadium, home of Southampton FC. It is surrounded by retail outlets on St Marys Street and is situated opposite the Kingsland housing estate, near to Palmerston Park.

Pub Layout

The pub is a prominent, two storey property with it's frontage and entrance being on St Marys Street and the side elevation being on Kingsland Square. Externally, there is a large marquee adjoining the left hand side pub, which is actually sited on the square itself and is accessed through the side door of the trade area. This acts as an advantageous overspill area, particularly on football match days and also provides a covered smoking area for the customers.

The trade area is dominated by a large horseshoe shaped bar servery which you are presented with upon entry. To the left of the bar is the access to the marquee and also low level loose seating and a darts area. To the right of the bar, you will find fixed seating along the front window and further along is the popular pool table. There are several flat screen TVs and games machines throughout.

TRADING STYLE

The offer at the Kingsland is wet-led, with a focus on live sports. With the pub being a home fans favourite for Southampton FC followers, every match day will see a large influx of supporters enjoying themselves before and after the match. Music and entertainment are also offered at weekends and after most home games at St Marys. There is an opportunity to introduce a back bar snack offer – pies, pasties, hot dogs, etc, to compliment the live sports and also the possible opportunity to become part of various darts and pool leagues buy having your own home teams regularly participating in home and away matches.

ACCOMODATION

Private Accommodation

On the first floor is the private accommodation consisting of four bedrooms, a living room, bathroom and kitchen.

FINANCIAL

Annual Rent: £28,000

Security Deposit: Initial deposit of £2,500 building up to £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



Sports Driven



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Live Music



Sports Teams

BDM VISION

Admiral are seeking a licensee who will drive the wet sales and introduce a back bar food offer. An ambition to improve the drinks offer and overall retail standards as well as customer service and communications is highly desirable at this site. We require an experienced, community focussed operator who is ideally from the local area, who will engage with the locals, introduce sports teams to the pub and ensure that the Kingsland Tavern becomes the community hub of St Marys.



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