



MARTELLO, EASTBOURNE EASTBOURNE, BN23 7DD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Martello is located in a densely populated area of Langney, approximately 1.5 miles from Eastbourne Town Centre. The pub is surrounded by residential estates on the busy through-road of Langney Rise with several amenities such as recreational grounds, schools, churches, local businesses and a retail park within one mile of the pub (also having the ever popular sea-front within two miles). The Martello is a large, detached, fairly unopposed, drinks-focused community pub with potential for the right tenant(s) to embrace further income streams in the heart of the community.

Pub Layout

The trade accommodation has recently benefitted from a full internal decoration and is split between two key areas with a central bar serving both sides and it is very light and open. To the left hand side of the pub is a sports bar with its own access and toilets, housing a darts area, pool table and big screen sports. To the right, there is a large open-plan lounge bar also with its own entrance and toilets, used more for lounge drinking and dining. There is a small catering kitchen located to the rear of the lounge bar. Externally there is a beer garden made up of paved patio area and a garden housing a number of picnic benches, along with a car park with space for approximately 15 vehicles.

TRADING STYLE

The Martello currently trades as a drinks focused community pub, however, previous tenants have had success with well fitted kitchen, providing offers such as pizzas, burgers, Sunday roasts and children's meals. A rhythm of the week enhances the midweek trade with popular live entertainment including drag acts, games nights, quizzes and live sports.

ACCOMMODATION

Private Accommodation

The private accommodation comprises of three large bedrooms, kitchen, lounge toilet and bathroom and are all in good condition.

FINANCIAL

Annual Rent: £27,850

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

Working Capital: £3,000

Stock: £2,000

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 a dynamic, community focused licensee(s) who will grow the business and drive beer volumes here. Additionally, there is scope to develop and reintroduce a good food offer and introduce premium products to enhance the retail offer, introducing new draught products which will in turn help to encourage new and returning custom.



Sports Driven



Community
Local



Food
Preparation
Area



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden