



PRESTONVILLE ARMS, BRIGHTON BRIGHTON, BN1 5DN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Located in the bustling Preston Park area of Brighton, The Prestonville Arms has the potential to become a cherished local spot where residents can enjoy a refreshing pint or a delicious meal. Although Brighton is renowned for its vibrant city centre, it also includes several residential neighbourhoods like Preston Park. This lively community is home to a diverse mix of families, young professionals, and retirees, fostering a close-knit atmosphere.

Pub Layout

The Prestonville boasts a corner plot which gives the pub its unique V shape. As you enter the pub you will find a central bar servery, bar area complete with fixed and loose seating and a separate snug area where you will also find an open fire. The trade kitchen is located to the rear. The Prestonville can accommodate circa 40 covers. Externally there is a small courtyard garden area that can seat a further 20.

TRADING STYLE

The Prestonville is very much a community pub with the added benefit of a food offering. It currently offers a wide range of Cask ale, and a regular rhythm of the week which include Wine Wednesdays, Beer & Burger nights, quiz nights, live entertainment and Sunday roasts.

ACCOMMODATION

Private Accommodation

The accommodation consists of kitchen, bathroom, lounge and two good size bedrooms.

FINANCIAL

Annual Rent: £29,250

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

Working Capital: £2,500

Stock: £2,500

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

The Prestonville should continue to be the pub with community at the heart. The offer should include a wide range of cask ale and a regular calendar of events accompanied by a good food offer.



Community
Local



Open Fire



Cask Ale



Live Music



Kitchen



Beer Garden