



**srsigns**  
FIRST SIGNAGE ON

## WINDSOR CASTLE, SOUTHAMPTON SOUTHAMPTON, SO16 4EX

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£7,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Windsor Castle is a large building situated on a corner plot and faces on to Shirley high street within a small precinct of shops and next to a large Sainsbury store attracting significant customers throughout trading hours. There is a wealth of small businesses, residential shops and facilities in the immediate vicinity that attract people to the area from much further afield. Shirley is one of the largest areas in Southampton with a dense residential population of around 14,000. The local market runs weekly on a Thursday, directly outside the Windsor Castle again offering another weekly event in the area attracting footfall from all over Southampton. The site also benefits from a street license to the front of the property which provides a great area for customers to enjoy the busy street ambiance.

#### Pub Layout

The pub is open plan with a horse shoe style bar surrounding a large bar area. There is a raised area on the right of the bar that is a great location for the live music and entertainment. On the left of the bar is a community area with a pool table and darts board. There is an enclosed courtyard to the rear of the pub that is easily accessible from the pub. There is a small kitchen located directly behind the bar servery that is capable of delivering a varied pub menu due to the proximity to the bar this could be managed by bar staff.

### TRADING STYLE

The Windsor Castle has a strong community feel and is well supported by its loyal customer base as well as a high amount of passing trade and a large residential area surrounding the pub. The pub has historically done well with charity based and community events off their own accord and also participating in events within the town centre. Admiral are supporting the Windsor Castle with the ability to compete with the low Retail Selling Prices offered by some of the local competitors but the Windsor Castle is a much better positioned and with a greater range of services, events and brand offerings the Windsor Castle will be the number one destination in Shirley.

The pub has a strong trading pattern throughout lunch, evenings and weekends. Customers frequent the pub from the local community even attracting custom from slightly further afield for the weekend entertainment. It is home to several pool and darts teams that play weekly and are well established in the local leagues. The pub and licensee accommodation are well presented.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is located on the first floor and accessed independently from the trading areas from the pub. This consists of four bedrooms, lounge, kitchen and bathroom which are all in good order.



Sports Driven



Community  
Local



Food  
Preparation  
Area



3+ Private  
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams

## FINANCIAL

**Annual Rent:** £23,000 – Starting rent available of £200 per week

**Security Deposit:** Initial deposit of £2,500 building up to £5,000 or the equivalent of three months' rent, whichever is greater.

**Working Capital:** £2,000

**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

Admiral Taverns are looking for a passionate and focused licensee to build on the existing business and further develop the wet and dry income streams. You will need to develop the entertainment programme to maximise the trade and with the pub benefitting from a catering kitchen directly to the rear of the bar servery, there is a significant opportunity to launch and grow a good quality pub grub food offer. There will be the opportunity to encompass a full external refurbishment at the Windsor with the right licensee on conversion to a Long Term Agreement.

