

# Duke of Wellington

36 Bugle St, Southampton.  
SO14 2AH.



## Introduction

The Duke of Wellington is a stunning 12th century building situated just a 5 minute walk from Southampton harbour and city centre. Steeped in history, the pub is very popular with locals and visitors alike, the roaring log fires make for a very cosy environment indeed. The Duke has built up a great reputation for serving fine food and a great selection of real ales and wines in a wonderfully relaxed atmosphere. It has a beautifully appointed self-contained function room which has become a very popular wedding reception venue, as the registry office is next door.



### Trading Potential

The Duke of Wellington is in a fantastic location just 5 minutes' walk from Southampton harbour. The Duke has a long-proven track record of delivering high standards of service and exceptional food and drink offers.

With a vast amount of tourism from the cruise ships the clientele at the Duke varies from tourists from all over the world to a large amount of local trade.

The site benefits from a self-contained upstairs function room with separate bar.

### New Business Partner Profile

Ideally the new Business Partners here will have the industry experience to further develop what is already a solid business. Catering experience and a passion for maintaining and delivering quality cask ales with excellent customer service is a must. The new Business Partners will need to have an aptitude to run a business which thrives on a large amount of tourist trade alongside maintaining the local trade.

### Trade Areas

The pub is accessed from the front of the building and has a single bar which overlooks the main bar area which has circa 20 covers. To the rear of the property is a restaurant area with another circa 26 covers. The upstairs function room is accessed by stairs located next to the main bar, the function room is serviced by its own bar and has circa 35 covers which is a great space for private functions.

### External Areas

To the front of the pub are four benches with seating for circa 24 people. To the rear of the property is a garage and private courtyard area which is currently used as parking.

### Domestic Accommodation

The accommodation is accessed either internally or from a separate entrance at the side of the property. The private accommodation is situated over 2 floors, first floor there is a lounge, double bedroom and bathroom and then on the second floor there is a further bedroom with ensuite bathroom.



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£6,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£8,000
<b>Total (circa)</b> without fixtures & fittings	£24,000

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