



Ship Inn

41 Old Redbridge Road, Southampton, Hampshire SO15 0NN

Tenure: Leasehold

Price: £125,000

Ref: 96101

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Urban area near major thoroughfare
- Under same ownership since 2007
- Main bar (100), dining room (18), function room with skittle alley (60)
- 4 bedroom self-contained flat
- Large external trading areas with marquee (200+)
- Car park (15)
- Net turnover approximately £920,000
- Retirement sale

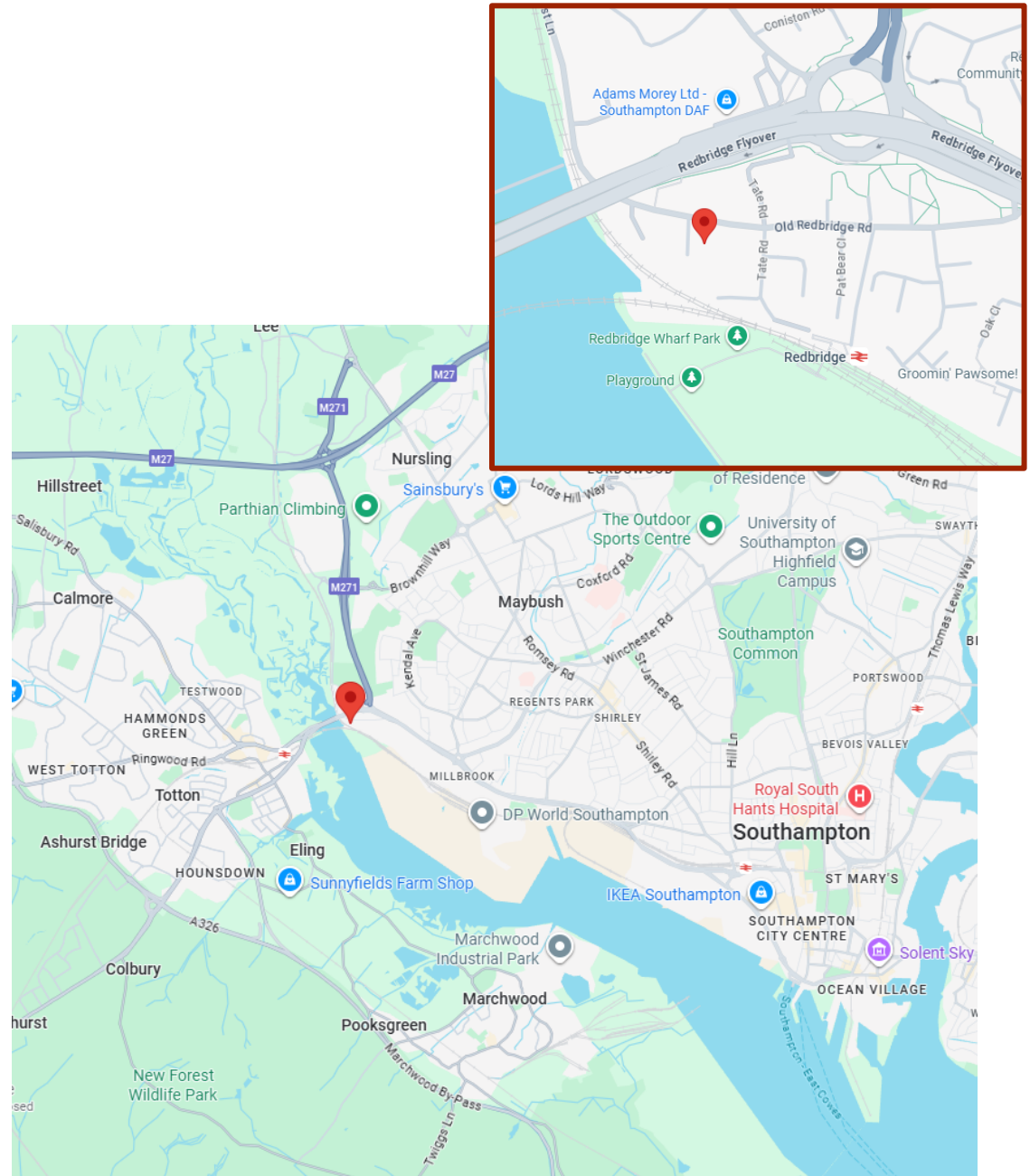
Location

The Ship Inn occupies a roadside position on Old Redbridge Road and is the last public house in the Redbridge area. Redbridge is an historic suburb located on the western edge of Southampton where the River Test meets the tidal waters of The Solent.

Redbridge was once a thriving port in its own right; an historically a significant crossing point over the river and a centre for trade, ship building and fishing. The area still shows glimpses of its maritime past, with older cottages and riverside features standing alongside more modern developments.

The Redbridge Causeway is a key road and rail crossing which links the suburb to the New Forest and forms one of the main western gateways into the City of Southampton. The nearest train station is Redbridge Station, operated by South Western Railway, approximately 3.5 miles from Southampton Central Station. A short distance from Redbridge is the new Adanac Business Park.

The Ward of Redbridge has a population of around 14,500 and is easily accessible via the M271 motorway which, in turn, connects to the M27 motorway. The M27, links to both the M3 motorway and the A27. Southampton is home to over 250,000 people and is an historic port city, self-billed as the 'Cruise Capital of Europe'. Mostly famously it is where the Titanic began its ill-fated voyage. The city impresses with modern retail developments such as West Quay Shopping Centre and specialist restaurants catering for global cuisines. Southampton is also home to two universities: Southampton University and Southampton Solent University.



The Property

The Ship Inn is a Grade II listed suburban public house which is believed to date back to 1657. It has a long maritime history, serving as a pub for sailors and smugglers.

The Ship Inn is a two storey, brick constructed property under a pitched clay tile roof, with a single storey rear addition under a pitched slate roof. The property is briefly described as follows:

Trade Areas

GROUND FLOOR: Front entrance porch into MAIN BAR, a traditional, open plan trading space with characterful exposed ceiling timbers and brick walls. The main bar has three open fireplaces, wall panelling and a mix of flagstone and quarry tile flooring, with the centrepiece being a polished wood topped BAR SERVERY with back bar display, constructed from the remains of an old ship. This trade space is presented with traditional polished wooden pub furnishings to seat up to 100. On a slightly raised level and of similar character is a PRIVATE DINING ROOM to seat a further 18 customers. LADIES' and GENTLEMEN'S TOILETS off the main bar.

To the rear is the FUNCTION SUITE with polished wood topped BAR SERVERY and wooden back bar dresser. Collapsible SKITTLE ALLEY and seating for around 60. LADIES' and GENTLEMEN'S TOILETS. CATERING KITCHEN with nonslip floor, stainless steel extraction, worktops and equipment. WASH STATION with tiled walls and dishwasher. Refrigerated BEER STORE with access to the car park. BOTTLE STORE. DRY STORE leading to walk-in COLD ROOM and FREEZER. Staff changing room, chemical and china stores.

Owners' Accommodation

The owners' accommodation is on the first floor and can be accessed both internally and externally (via a door off the car park).







Domestic KITCHEN, spacious DINING ROOM, SITTING ROOM, PLAY ROOM and small DRESSING ROOM. Boiler room with access to the loft. Laundry area. 3 BEDROOMS (one large double and two doubles), further DRESSING ROOM and BATHROOM with walk-in shower. NB: The dining room is large enough to be utilised as a lounge/diner, meaning the existing sitting room could be utilised as another double bedroom.

External

Forecourt TRADE PATIO with seating for about 16. Tarmacadamed CAR PARK to the side of the public house for about 15. Free parking throughout the surrounding areas. Rear BEER GARDEN with bench seating for approximately 50. Rear TRADE PATIO with bench seating for 72. Timber SMOKING SOLUTION. Large MARQUEE seating approximately 100, with electric heating. Private GARDEN, WORKSHOP and three wooden sheds.

The Business

The Ship Inn has been owned by our client since 2007 and has been operating successfully since this date. The business is well regarded and well established, and benefits from lots of repeat local trade. Customers visit from Southampton city centre, the surrounding suburbs and neighbouring towns and villages such as Romsey, Totton, Hythe and Marchwood.

The trade split is approximately 50:50 wet/dry sales, but the business also benefits from regular wedding functions; over 20 weddings were booked in the twelve month period from October 2024. Year on year, the business has enjoyed consistently high levels of net turnover. The year ended 31 March 2024 showed an annual net turnover of £918,449, with a gross profit of over 51%. There is scope to improve trade further by increasing the business's marketing presence and by capitalising on the potential trade from workers at Adanac Business Park. Further accounting information may be made available to seriously interested parties following a formal viewing. We are of the opinion that The Ship Inn would suit an experienced owner/operator looking to build upon the business's already lucrative trade.





Tenure & Price

LEASEHOLD £125,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Ship Inn is held on a full repairing and insuring lease agreement from Stonegate Pub Partners for a term of 20 years, commencing 7 October 2025. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent current stands at £71,012.19 per annum, subject to annual RPI adjustments. The rent is paid monthly in advance. An incoming party will be required to provide a rental deposit to the landlord of £17,753 in advance. VAT is applicable on the rental payments. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the sale of alcohol.

Services

All mains services are connected.

Rateable Value: £40,000

As of April 2026: £56,000

Local Authority: Southampton City Council.





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