



THE NEPTUNE INN

120 High Street, Selsey, PO20 0QE

LEASEHOLD: £65,000 ANNUAL RENT: £43,050 | REF: 3858322

KEY HIGHLIGHTS

- Wet Led Pub
- Saloon & Lounge Bar (c.68)
- Games Room & Trade Garden (c.60)
- Large Three Bed Operators Accommodation
- Net Sales: £599,914 y/e 2025
- Parking for 16 cars, Energy Rating:C



DESCRIPTION

The Neptune Inn is an attractive, detached two storey public house constructed with a traditional red and cobble brick façade beneath a pitched roof, complemented by classic sash windows that enhance its kerb appeal. The property's signage is positioned centrally above the main elevation, giving the building a strong roadside presence.

To the right-hand side of the property is a single storey extension, painted white and topped with a slate roof, which provides a secondary entrance offering direct access into the lounge bar.

Externally, the pub benefits from a large concrete car park to the rear of the building, providing approximately 16 parking spaces and accessed via a driveway along the right hand side of the property. Beyond this, a south west facing trade garden offers an attractive and well used outdoor trading area during the warmer months.

A designated smoking area is located at the front of the property, positioned discreetly behind double gates to ensure privacy from the roadside.

Internally, The Neptune Inn offers a versatile layout comprising two main trade areas, a dedicated games area and two bar servery points, the Saloon bar and the Lounge bar. This arrangement, combined with the generous external trading spaces, supports a strong wet led operation with broad appeal to both locals and visitors.

LOCATION

The Neptune Inn is a long established public house located in the seaside town of Selsey, West Sussex.

The surrounding area offers an abundance of leisure and lifestyle appeal, with the town well known for its coastal walks, expansive beaches, and nature reserves that attract visitors' year round. The nearby coastline provides opportunities for sea angling, wildlife watching and water based activities, while the town itself offers a lively mix of independent shops, cafés and community amenities.

The pub benefits from excellent visibility close to the town centre, drawing strong local footfall as well as steady passing trade from visitors exploring the peninsula. Selsey lies approximately eight miles south of Chichester, a historic Cathedral city offering extensive retail, cultural and transport links, including train services to London and the wider south coast. The area is well connected via the A27, providing convenient access to West Sussex, Hampshire and beyond, making The Neptune Inn easily accessible for both local patrons and tourists.

INTERNAL DETAILS

Access to The Neptune Inn is gained via two separate entrances, leading into the Lounge bar and Saloon bar respectively. The Lounge bar, positioned on the right-hand side of the building, opens into an inviting seating area for approximately 30 covers, featuring a log burner, convenient access to the customer WCs and direct connection to the wrap around bar counter. Although the counter serves both the Lounge and Saloon bars, the central section is enclosed for staff use only, ensuring the two rooms function as separate trading areas, with customers circulating between them via the front entrance of the building.

Access via the Saloon bar leads into the main bar area, which offers seating for a further 38 covers, with bar stools positioned along the bar counter. To the left is a dedicated games area featuring a pool table and two AWP machines. While the rear of the room provides access to additional customer WC's and two opposing external doors, one opening into the enclosed front smoking area, and the other leading out to the main trade garden, which in turn offers access to the rear car park.

Behind the main bar is the office, which provides access to a conservatory style store room fitted with a glasswasher, ice maker and refrigeration units; this area also opens into the owners' private courtyard.

Directly behind the office is the former commercial kitchen, currently used for storage. While the kitchen no longer contains catering equipment, the original commercial extraction system remains in place. Prospective purchasers should note that the extraction has not been serviced during the current tenant's occupation and would require inspection and servicing prior to reinstatement for food use. The kitchen also benefits from external access to the side driveway leading to the rear car park. A concealed staircase located within the office provides access to the owners' accommodation on the first floor.

FIXTURES & FITTINGS

The sale includes all trade fixtures and fittings unless otherwise stated. A full list of fixtures and fittings will be provided once an offer has been accepted.

BUSINESS RATES

The Rateable Value as per the April 2026 Ratings List is £29,500.

Confirmation of actual Rates payable should be sought from the Local Authority.





LETTING ACCOMMODATION

The property benefits from a self-contained one-bedroom flat situated within the detached building to the rear, positioned above the garages.

This appealing accommodation is currently let at £400 per month, with gas included in the rent; all other utilities are paid directly by the tenant.

EXTERNAL DETAILS

The property benefits from a generous south-west facing beer garden, offering seating for approximately 60 covers across a variety of benches. This attractive outdoor area also provides direct access to the car park at the rear of the property and can be reached via the games room. In addition, there is a front courtyard garden, designated for smoking only, which provides a further 16 covers in a private, enclosed setting.

OWNER'S ACCOMMODATION

The domestic accommodation is situated on the first floor and provides spacious and versatile living space suitable for a family or on-site operator. Arranged around a generous central hallway, the layout includes a large lounge, a well-proportioned domestic kitchen, and a separate utility room with plumbing for both a washing machine and dryer. Additional facilities include a separate WC and a family bathroom housing the immersion tank.

Three double bedrooms offer comfortable private accommodation, complemented by an additional office room which contains the boiler but could equally be adapted for use as a fourth bedroom if required.

In addition to the generous internal layout, the accommodation also benefits from its own private owners' courtyard, offering a secluded outdoor space.

STAFF

The business benefits from a complement of staff who are subject to TUPE and will transfer with the business.

REGULATORY

Premises Licence.

THE OPPORTUNITY

After over 20 successful years of ownership, the current owners of The Neptune Inn, Selsey are now seeking retirement, presenting a rare opportunity to acquire a thriving and well established business in a prime town centre location.

Trading as The Neptune Pub (Selsey) Ltd, the business enjoys a strong wet led trade, supported by a loyal local customer base and consistent year round footfall. There remains significant scope for an incoming operator to further enhance the business and unlock additional income streams.

One key opportunity lies in the reinstatement of the kitchen, as the property is currently operated on a wet led basis only. Reintroducing a food offering would broaden the customer demographic and create a valuable additional revenue stream.

In addition, the rear self contained one bedroom flat provides a further income generating asset. This accommodation could be re-let at current market rental levels or alternatively used as a holiday let, subject to any necessary consents. Both options offer considerable potential to boost overall income and improve profitability for a new operator.

TRADING INFORMATION

Year End	2025	2024
Turnover	£599,914	£529,776
Gross Profit %	43%	41.2%
Wages %	14.80%	15.6%
Adjusted Net Profit	£71,548	£38,217

TRADING HOURS

Monday to Sunday 11am - 23:00.

UTILITIES

Water	Mains
Gas	Mains
Cooking	Mains
Drainage	Mains
Heating	Gas/Log Burner





TENURE

The property is held on a 10 year lease from Star Pubs, commencing on 28 March 2023 and expiring on 28 March 2033. The current rent is £43,050 with a rent review scheduled every five years. The lease includes a partial tie on draft beer, beer bottles and soft drinks.

A minimum three-month rental deposit and personal guarantees will be required. Any offer received will be subject to the assignment process and landlord's consent.

Landlord	Star Pubs Trading Limited (Punch Partnership Lease)
Tenant	The Neptune Pub (Selsey) Ltd
Term	10 Years
Start Date	28 March 2023
Current Rent	£43,050
Rent Review Patten and Basis	Yearly and 5 Yearly
Repairing Liability	Fully repairing and insuring (FRI)
Security of Tenure	The lease is protected by the 1954 Act
Tie	Tied on Beer, Bottled Beer & Softs
Guarantees	Two Personal Guarantees





High Street, Selsey, PO20

Approximate Area = 3250 sq ft / 301.9 sq m

Annexes = 726 sq ft / 67.4 sq m

Garage = 598 sq ft / 55.5 sq m

Total = 4574 sq ft / 424.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1410386



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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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