

**For Sale**

Guide price £395,000

Hope And Anchor, 13 St. Michaels Lane,  
Bridport, Dorset, DT6 3RA



# Summary

- Free of tie public house investment
- Business not affected
- Rental income £40,000 pa
- Busy pitch just off town centre
- Grade II Listed with beer garden
- Two bed flat
- Represents NIY of 8.87% assuming purchase costs of 4.14%
- Freehold includes ground rents from 2 long leasehold units

## Location:

Bridport is a busy and well regarded market town in Dorset, close to the coast at West Bay. The Hope and Anchor is situated on the corner of St Michael's Lane and Rope Walks, close to the town centre and car parks. It is considered a strong secondary location.

## Description:

A public house investment sale of the freehold land and buildings at the Hope and Anchor, St Michaels Lane. Principle building being that of a two storey end of terrace pub with ground floor trading area, first floor living accommodation and beer garden to rear. Long term tenant in situ and current rent £40,000 per annum.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

Front entrance via lobby to public bar (10.3m x 6.2m av). Long wooden bar servery, feature fireplace and space for approx. 20 covers. Access to ladies, accessible and gents WCs. Beer cellar with rear access door. Additional trade area (4.1m x 4.1m) with access to beer garden, kitchen and pool room (4.7m x 3.7m). Kitchen (4.8m x 2.5m).

To the rear of the venue is an enclosed beer garden with space for approximately 6 benches. Off street parking for one vehicle.

The private accommodation is accessed via an external stairway with landing, WC, bathroom, lounge (3.8m x 3.2m), kitchen (3m x 2.8m), bedroom (4.5m x 3.2m) and bedroom (3.6m x 2.6m).

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

C(60)

## Planning:

Sui generis pub use.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £17,500. Council tax band B. Tenant responsible for rates and council tax payable.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available freehold for title DT317522. Within this title there are two residential properties that have been sold off on long leases, both until December 2130. We are advised the freeholder receives a ground rent of £300 per annum for these two units. The landlord insures the premises and recharges the pub monthly and residential units annually. Pub premises held by way of a tenancy at will. Please note that the area shaded blue on the title is at first floor and in the ownership of the adjoining property.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

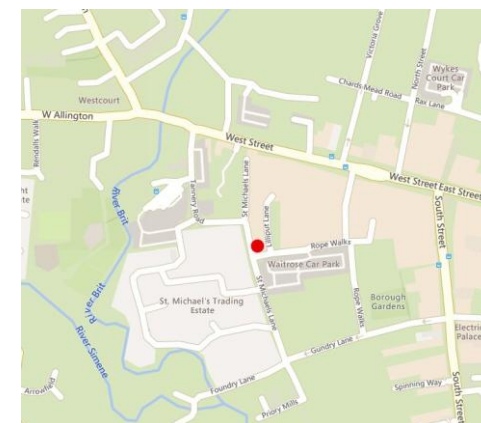
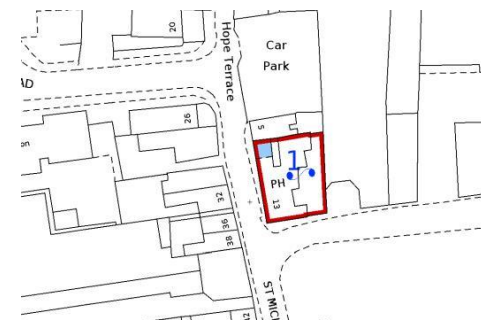
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

We are advised that the property is opted to tax and VAT will apply. It is our clients intension to sell as a going investment concern.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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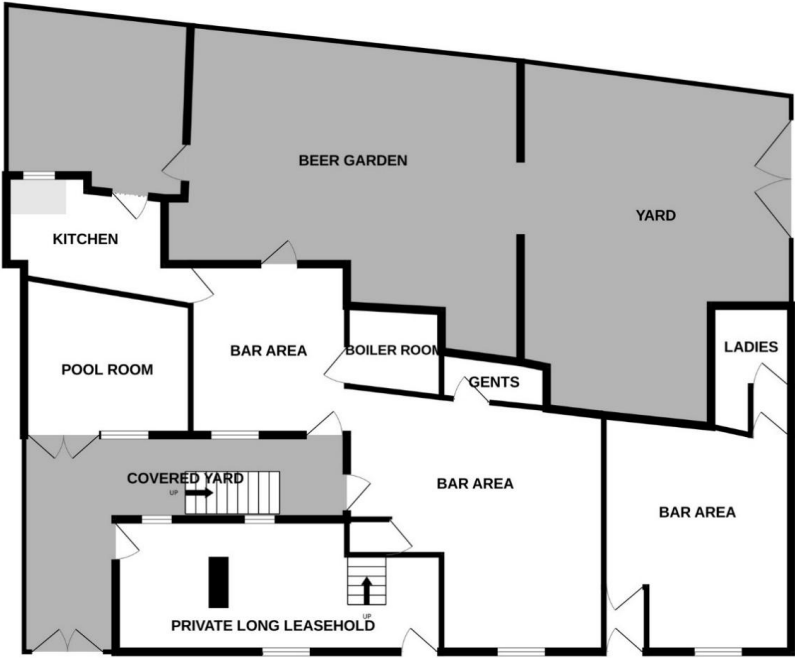




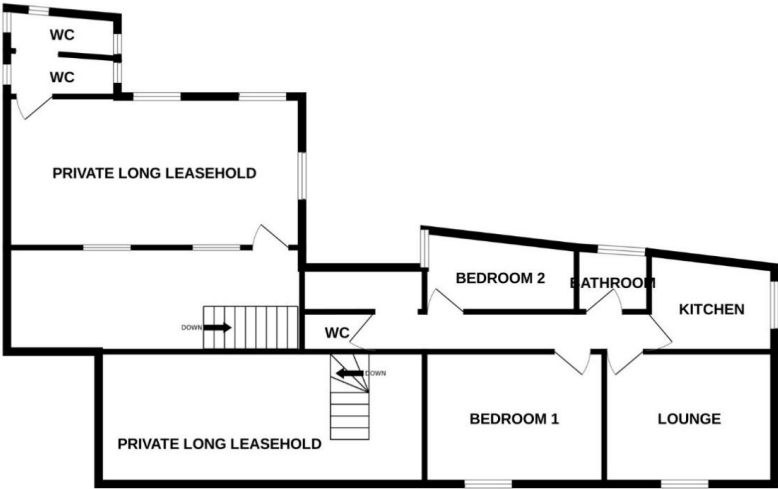


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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