



Anzac Bistro and B&B

2 Anzac Street, Dartmouth, Devon, TQ6 9DL

Tenure: Freehold £695,000 | Leasehold £70,000

Ref: 96465

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

Prime position in picturesque harbour town

Well-appointed trading and letting accommodation

Breakfast/dining room (30)

3/4 en suite letting bedrooms

Private owners' accommodation

For sale or available on favourable new
free-of-tie lease



Location

The Anzac Bistro and B&B is centrally located in the desirable and picturesque coastal town of Dartmouth. Situated in the South Hams District, at the mouth of the River Dart, this fabulous tourist destination enjoys high levels of footfall. It is on the western bank of the estuary and lies in the South Devon Area of Outstanding Natural Beauty.

Dartmouth has a population of around 5,000 but welcomes tourists all year round. Visitors enjoy short-stay breaks and day visits.

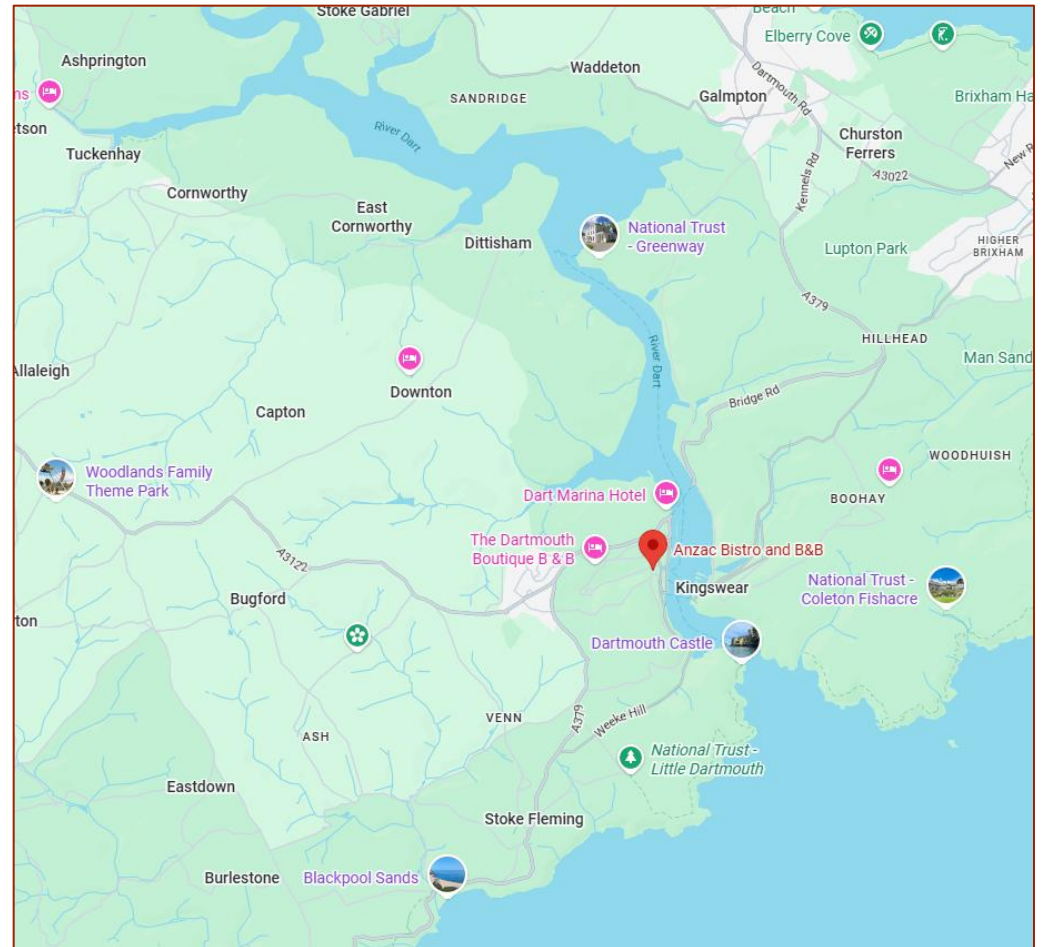
The town hosts numerous festivals throughout the year and a wide range of attractions and activities are available in the town and its environs. Dartmouth also benefits from its rich maritime history.

The town centre and harbour are home to numerous independent and boutique businesses plus a range of major retailers. Local attractions include the town's scenic harbour, Dartmouth Steam Railway (which connects the town to Kingswear across the River Dart), numerous water-based activities and myriad beaches. Tourists also visit the affluent, coastal town of Salcombe, the vast stretch of shingle at Slapton Sands and other local landmarks.

Dartmouth is situated approximately 31 miles from the port city of Plymouth and around 15 miles from the A38 dual carriageway (Devon Expressway).

The Property

The Anzac Bistro and B&B is a three storey, Grade II listed property situated in the town's conservation area. The property has colourwashed elevations under a pitched roof and is briefly described as follows:



Trade Areas

Front entrance porch leading to the RECEPTION/BREAKFAST/DINING AREA. This trade space has wooden floorboards and wall panelling and polished wooden furnishings to seat 30.

To the rear of the breakfast/dining area is the BAR: a quaint room featuring the BAR SERVERY. It is presented in a similarly traditional style.

LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

TRADE KITCHEN with nonslip floor and stainless steel worktops, equipment and extraction canopy. The kitchen has a mix of UPVC and stainless steel wall cladding.



Letting Accommodation

All rooms are well appointed and benefit from flatscreen televisions, stylish furnishings and tea and coffee making facilities.

First Floor:

Sage: a large double bedroom with EN SUITE SHOWER ROOM and WALK-IN WARDROBE.

Sapphire: a deluxe double bedroom with built-in wardrobe and a large EN SUITE SHOWER ROOM.

LAUNDRY ROOM with external access from both the rear of the building and via Sapphire's en suite shower room.

Second Floor:

Sorrel: a large double bedroom with EN SUITE SHOWER ROOM and WALK-IN WARDROBE.





Private Accommodation

A private apartment is located on the second floor. *Note: this room could easily be let as a family suite.*

The private accommodation comprises an entrance hall with integrated wardrobes, a DOUBLE BEDROOM, a LIVING ROOM with storeroom (which could potentially be converted into a small kitchenette) and a SHOWER ROOM.

Third Floor:

TWO DOUBLE BEDROOMS, both with EN SUITE SHOWER ROOMS, and a landing with a built-in wardrobe.

External

Private decked area to the rear.



The Business

The Anzac Bistro and B&B has been under our clients' ownership since it was acquired in 2020 during the Covid pandemic.

Initially, our clients were operating the premises as a bistro and a bed & breakfast. As such, the restaurant was generating approximately £150,000 in annual net turnover (whilst operating five evenings a week) and the bed & breakfast was taking just below the VAT threshold but generating a high level of gross profit (in excess of 70%).

More recently, the business has been operating on a bed and breakfast basis only. The closure of the bistro minimised staff overheads and enabled our clients to trade below the VAT threshold to suit their lifestyle. There is plenty of scope to reopen the bistro to the public and capitalise on its potential earnings.

The Anzac Bistro and B&B is a rare offering in the desirable harbour town of Dartmouth. It would benefit from a hands-on owner/operator who wishes to reopen the bistro and continue to provide letting accommodation to the many tourists visiting the town.

Licences

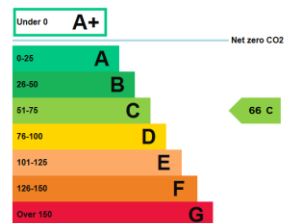
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £17,250 as of 01 April 2026.

Local Authority: South Hams District Council.



Tenure & Price

FREEHOLD £695,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Alternatively:

LEASEHOLD PREMIUM	£70,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	Five years.
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	£7,500 to be lodged with the Freeholders in advance.
RENT	£36,000 per annum, paid monthly in advance.
RENT REVIEW	Reviewed at the end of the term.
BREAK CLAUSE	The Tenant has the option to exercise a break clause at the end of year three. Six months' written notice must be given.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
OPTION TO PURCHASE	The Tenant has the option to purchase the freehold at an agreed price within the first three years of the lease.
VAT	VAT will not be payable on the Premium and rental payments.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.