



The Doghouse Micro Pub

2 Great George Street, Weymouth, Dorset, DT4 8NN

Tenure: Leasehold

Price: £30,000

Ref: 96563

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Dorset coastal town centre
- Craft ale and beer freehouse
- Easy to run, open plan bar
- Refrigerated display craft ale feature
- Between harbour and seafront
- Great lifestyle business opportunity
- Lock-up

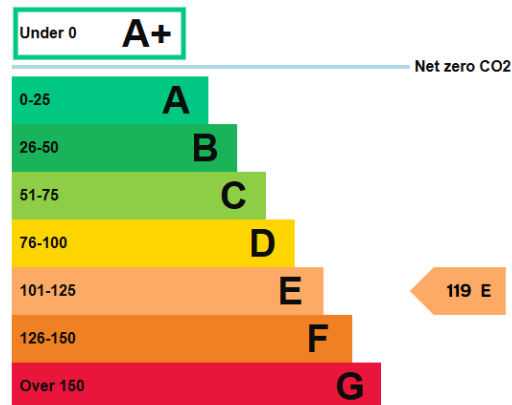
Location & The Property

The Doghouse was created in 2018 by the business's previous owners who transformed a former retail premises into Weymouth's first micro pub.

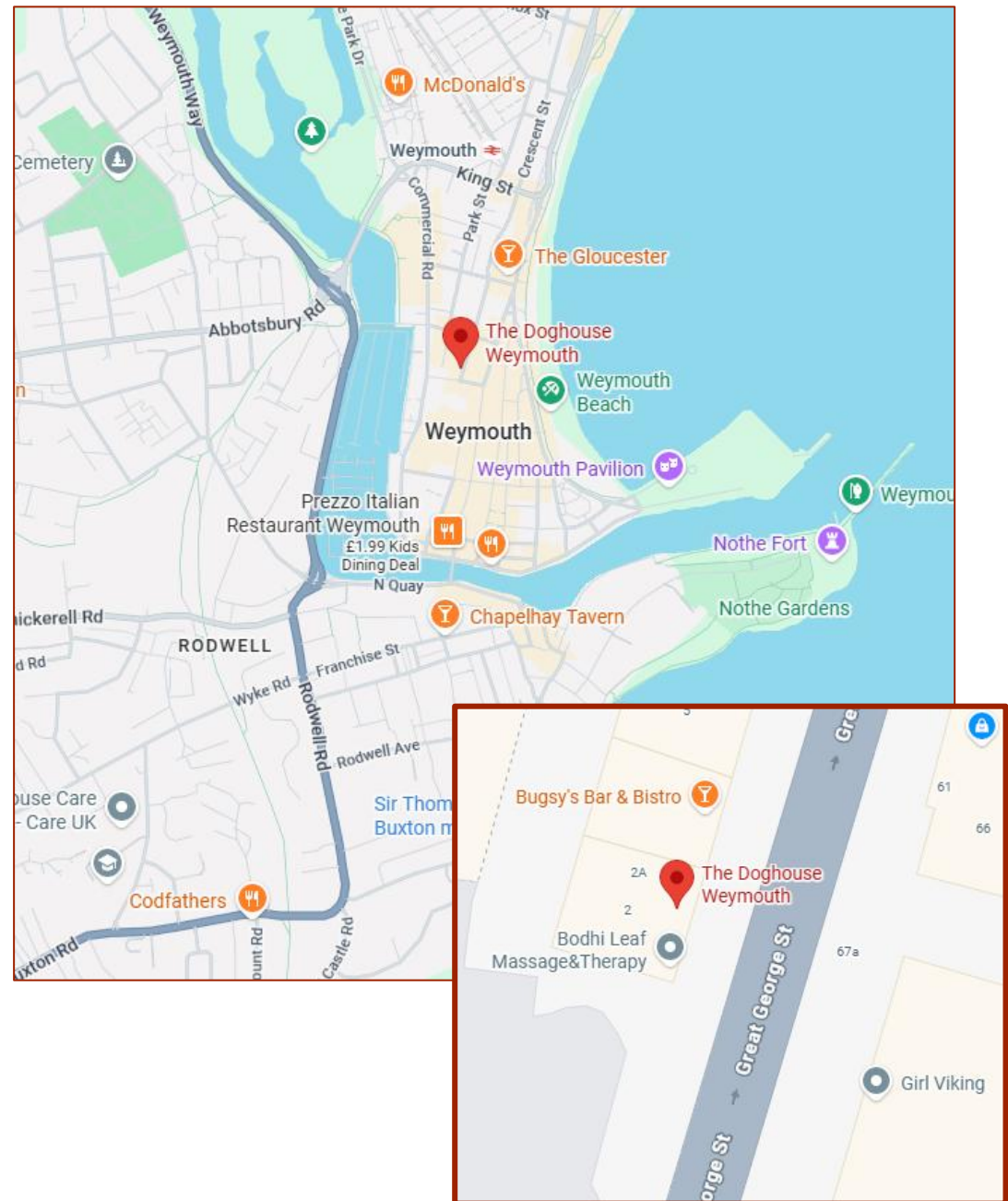
Great George Street is in the centre of town between the harbour and the beach, both of which are just a couple of minutes' walk from The Doghouse. Great George Street features a number of independent shops and hospitality businesses and is a short distance from Weymouth Railway Station and the town's main shopping centre.

Weymouth is a famous Dorset seaside town noted for its fine sandy beach and its harbour which is home to a fishing fleet.

Weymouth has a population of over 53,000 and attracts vast numbers of holidaymakers during its long summer period.



Certificate 0980-0433-0999-0593-8002



Trade Areas

Front inner entrance into the OPEN PLAN BAR which has been tastefully designed to embrace the craft beer concept. The front seating section has Amtico oak effect commercial floor with seating for 35 and space for a further ten standing.

The rear section has a bespoke, latex coated floor covering a vast array of real ale pump clips featuring many of the brews which have been served since the business's creation in 2018. There is a rustic, wood constructed BAR SERVERY with back bar display and refrigerated cabinets.

A main feature of the business is a double glazed, sliding door enclosed refrigerated BEER STORE which displays the rack selection of cask ales.

SINGLE, UNISEX WC. Understairs cupboard and separate meter cupboard.

The Business

The Doghouse has been under our clients' ownership since 2023, when they acquired it from its original owners. The business is a well established, dog and family friendly beer and alehouse with a growing reputation, especially amongst the younger crowd. It is known for its real ales, ciders and continental bottled beers and spirits. It is in the CAMRA 2026 Good Beer Guide.





The Business continued

The business is popular with beer enthusiasts searching for alehouses on the apps 'Untappd' and 'Real Ale Finder'.

The Doghouse is a conversation oriented pub. Locals enjoy chat, pub games and socialising.

Trade is currently below the VAT threshold. Our clients have no staff at present and operate as a lifestyle venture.

There is good scope to increase operating hours and turnover. Business is 100% wet sales driven. Current opening hours Tuesday - Thursday 14:00-19:00, Friday 14:00-22:00 and Saturday 14:00-21:00.

www.doghouseweymouth.com

Facebook – thedoghouseweymouth

Instagram - thedoghouseweymouth

Tenure & Price

LEASEHOLD £30,000 (see terms on page 6)

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, with opening hours from 10:00 – 23:00 on Monday to Saturday and 12:00 – 23:00 on Sunday.

Services

All mains services are connected.

Rateable Value: £3,900 as at 1st April 2026.

Local Authority: Dorset Council.

LEASEHOLD	£30,000 to include goodwill, fixtures and fittings. Stock, glassware, loose catering effects and linen at valuation in addition.
TERM	Seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£10,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term, at open market rent.
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 all trade ties.
INSURANCE	The Landlord will insure the building. The Tenant will be responsible for their own contents and liability insurance.
VAT	VAT will not be payable on the Premium and rental payments.



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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

01432 378690

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