



The Anchor Inn

West Street, Shapwick, Blandford Forum, Dorset, DT11 9LB

Leasehold £39,000

- Nestled between Blandford Forum and Poole
- Close to two National Trust sites
- Main bar and dining areas (52)
- Three bedroom, self-contained flat
- Established business
- Net sales in excess of £380,000

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LOCATION

The Anchor Inn lies in the centre of the picturesque village of Shapwick, East Dorset, close to the River Stour. It is five miles southeast of Blandford Forum and eight miles north of the coastal town of Poole. This small village has a charming centre with many thatched properties and a central memorial cross. The area is surrounded by beautiful, rolling Dorset countryside. The village is easily accessible from Blandford Forum and the A350 trunk road which connects Blandford Forum to the coastal town of Poole.

The area is frequented by ramblers exploring the water meadows and Badbury Rings. The Stour Valley path is a popular walk connecting the National Trust's White Mill at Sturminster Marshall with Shapwick. Another notable National Trust site is Kingston Lacy House, located nearby.

The Anchor Inn was saved from closure and is now owned by a local consortium which leases the premises to our client. It comprises a two storey, detached, brick-built public house in the village's conversation area. The property is beneath a pitched slate roof and is briefly described as follows:

TRADE AREAS

Front entrance into the MAIN BAR: a charming trading area fitted with country furnishings and bay window seating and can accommodate around 32. It has wood effect and parquet flooring, exposed brick walls, an open fireplace with mantelpiece above and a further fireplace with inset electric log burner. The focal point is a polished wood BAR SERVERY with back bar display.

The DINING ROOM adjoins the main bar and is of a similar style. It includes a fireplace with inset electric log burning stove and seating for approximately 12. In a secluded wing off the main bar is a PRIVATE DINING ROOM, also referred to as a the 'snug'. This has similar characteristics to the other trade areas and offers seating for eight.

There are UNISEX CUSTOMER TOILETS comprising four cubicles (one with accessible access) and a shared washroom.

The CATERING KITCHEN is a good size and has a quarry tile floor, stainless steel worktops and equipment, extraction hood and splashback. A WASH-UP room adjoins the catering kitchen and has a pastry area fitted with nonslip flooring, hygienic wall cladding and a wash station with pull-down dishwasher.

DRY STORE with adjoining WALK-IN COLD ROOM.

STAFF TOILETS. On-level REFRIGERATED BEER STORE.

STOREROOM with loft access.

OWNERS ACCOMMODATION

Located on the first floor and comprising two wings: the west wing is now an OFFICE (former storeroom) but can be utilised as a double bedroom with fitted wardrobe and EN SUITE SHOWER ROOM (currently unused). There is also a walk-in loft store. The east wing comprises TWO DOUBLE BEDROOMS (one with fitted wardrobe), a domestic KITCHEN, TOILET, BATHROOM and LIVING ROOM.

NB: there is potential to repurpose the first floor accommodation into a three bedroom, self-contained owner's flat. Alternatively, an operator may wish to offer the eastern wing as a letting bedroom with en suite shower facilities.

EXTERNAL

Outside, there is forecourt seating for approximately 30. Rear trade patio to seat a further 24 with a brick-built oven. CAR PARK for around 12-14 vehicles but free parking is available throughout the village. Fence enclosed SERVICE YARD.

THE BUSINESS

The Anchor Inn has been operated by our client since March 2012. The business is well regarded for its locally sourced, fresh and free range food and serves a popular Sunday lunch. It is a noted destination dining pub but also benefits from a regular drinking trade from not only Shapwick but the surrounding villages.

Our client has successfully run The Anchor Inn for over a decade and now wishes to semi-retire and pass the business onto an operator who wishes to trade along similar lines. The premises is in good order and is full of charm and character, and would suit a hands-on owner operator or family.

The business has shown consistent trade with accounts ended 31 March 2023 showing an annual net turnover of £380,000 with a 64.5% gross profit. We understand the trade is split approximately 65:35 in favour of dry sales. Further accounting information may be made available to serious parties following a formal viewing.

Opening hours are 12:00-21:00 with food served 12:00-14:30 and 15:30-19:30, Tuesday to Saturday. Food is served between 12:00 and 14:30 on Sundays but there is scope to extend the catering hours for Sunday lunch.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water, electricity and drainage are connected. Propane tank for heating and cooking.

Rateable Value: £34,950 as at 01 April 2026.

Local Authority: Dorset Council.

EPC

To be confirmed.



LEASEHOLD £39,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

TERM	10 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	£38,000 per annum.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee 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 cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.

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