



## Hope & Anchor

Ref: 3451499

13 St. Michael's Lane, Bridport, DT6 3RA

Freehold: £425,000 plus VAT (if applicable)

Central Bridport location

Attractive Grade II Listed public house

Freehold investment opportunity lease

Free of tie passing rent of £42,000 p.a.

Outside trading area with seating

EPC Exempt



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## Description

The Hope & Anchor is an end of terrace two storey building built with brick construction under a pitched tiled slate roof.

There is an adjacent public car park to the west of the public house and further car parks within a short distance.

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## Location

The opportunity is located within the attractive and vibrant market town of Bridport. Its unique location offers easy access to both the sea, town and countryside living. The gateway to the Jurassic coast, the town is also popular with year round tourism, especially with West Bay attracting significant tourism as the filming location from the popular television show, Broadchurch.



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## Tenure

The tenure is held freehold, subject to a lease.

The pub has been leased under a 20 year lease agreement, plus a 5 year extension, which runs until February 2029. The current passing rent is £42,000 under a free of tie lease.

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## Internal Details

The ground floor comprises the main trade areas with central bar servery and open plan seating, complete with ladies and gentlemen's WC's. A small trade kitchen and a cellar are also situated on the ground floor level.

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## Owner's Accommodation

On the first floor, there is landlords/managers accommodation, comprising of two bedrooms, living room, kitchen and bathroom.

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## External Details

There is an external beer garden in the courtyard with customer seating.

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## Business Rates

Rateable value as of 1st April 2023 is £20,550

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

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

### Neil Morgan

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