

## Rope and Anchor

4 Sarum Street  
Poole  
BH15 1JW

SINCE 1875  
**WADSWORTH**  
TRADITIONS WORTH HOLDING ON TO



## Introduction

The Rope and Anchor is a traditional pub located on Sarum Road just off the vibrant Poole Quay, next to the Poole Museum. The pub is beautifully decorated along the expected nautical theme given its name and location. Poole is a bustling tourist town, renowned for having the largest natural harbour in Europe. Nearby are Bournemouth, Sandbanks, Brownsea Island and to the West Swanage and the Jurassic coast.

### Trading Potential

The Rope and Anchor sits in an enviable location just metres from the bustling Poole Quay which throughout the year hosts many events from folk weekends to bike meets. The Rope and Anchor has been successfully operated by the current Business Partners with a variety of themed days and nights complimented by a solid food offer including Sunday lunches. A new Partner here would have the opportunity to build on an already solid trade.

### New Business Partner Profile

The new business partners for this site will ideally be hands on, owner operators with a good level of catering experience, having the ability to drive and maximise food sales. A passion to delivery Wadworth casks ales to the highest standard, to engage with the locally community as well as the many tourists that visit annually would be an advantage. This is a great opportunity for a new Business Partner to sustain and build the business in a fantastic and sought-after location on the South Coast.

### Trade Areas

The beautifully decorated and well-presented trade area has a combination of flagstone and wooden floors with seating for 34. The fully equipped trade kitchen is accessed from the dining area with the customer toilets located on the first floor. The cellar is basement and accessed from behind the bar External areas The front of the pub benefits from a pavement licence with seating for 16. To the rear of the pub is a secluded garden with seating for 12

### Private accommodation

The accommodation is accessed from the bar and is set over two floors – first floor has one double bedroom with ensuite, fitted kitchen and lounge. Second floor has a further two double bedrooms with a shared bathroom.



### Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£18,000

For further details, please email:

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