



Ref: 765

The Old Ship

16 High West Street, Dorchester, Dorset DT1 1UW

Freehold
Reasonable Offers Invited



**Offers Invited
for the freehold property,
extensive inventory
of fixtures and fittings**



FEATURES

- Dorchester high street pub/restaurant with four letting rooms
- Prime position in historic Dorset town centre
- Refurbished recently throughout with great commercial kitchens
- Four letting rooms with private bathrooms
- Front bar seats 60 plus rear seating for 20
- Partly covered rear beer garden for 60 and front outside seating
- Self-contained manager's apartment
- Two off street parking spaces

LOCATION

Dorchester is the county town of Dorset, had a population of approximately 21,366 according to the 2021 Census.

In 2023, Dorchester welcomed around 41,100 staying visitors, generating 154,000 visitor-nights and approximately 665,400 day-trippers, contributing directly to an estimated £42.3 million in visitor spending.

Positioned on one of the town's most historic thoroughfares, this charming property benefits from high footfall and proximity to key local landmarks including the Old Crown Court and Cells, Dorset County Museum and St Peter's Church all within a few steps. Just a stone's throw away, visitors can enjoy the cultural and entertainment offerings of Brewery Square, featuring boutique shops, premier cinema, cafés and a thriving leisure atmosphere.

Excellent transport links enhance accessibility: Dorchester West and Dorchester South train stations are both within a 10-minute walk, ensuring seamless connectivity to the broader Dorset region.

THE PROPERTY

The oldest pub in Dorchester dating back to the 16th Century.

The property is Grade II listed standing in a terrace over two storeys with a slate tiled roof and a single storey extension to the rear with a pitched slate tiled roof.

The property is well presented and has gas fired central heating, mains electric and drainage. CCTV is also fitted throughout.

DESCRIPTION

Entrance Vestibule

(1.6 m x 1.3 m)

With ribbed carpet. Leading to:



Main Bar & Seating Area

(7.3 m x 13.8 m)

Seating around 65 with plenty of extra space for vertical drinking. Full of character and well-presented split-level with part wooden, part tiled and part carpeted floor, half panelled walls and quality lighting. There is both a wood burning stove and attractive open fireplace.

Bar Servery

Has panelled front, oak top and a range of equipment behind including back bar two-door refrigerator, upright back bar full-length refrigerator, glass washer etc.

Rear Customer Seating Area

(7 m x 5 m)

For around 20 at bench seats, bar chairs & tables. Another quality trading space with another open fireplace, herringbone wooden floor half panelled walls, wall mounted TV and doors leading to the garden.

Refurbished Ladies WC

(2.6 m x 2.9 m)

With two wash hand basins and two WC cubicles.

Refurbished Disabled WC

(2.2 m x 1.5 m)

With baby changing facilities.

Storeroom

Corridor to stairway leading to:

Small Office

With CCTV and other equipment.

Commercial Kitchen

(5.6 m x 3.6 m)

Professionally fitted and well presented with double deep bowl sink unit and drainer, commercial dishwasher, upright fridge and freezers, two deep fat fryers, griddle, 4-ring commercial hob and oven, Lincat griddle, stainless steel workstations, non-slip floor and much more.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Cold Store

With fridge and freezer.

Beer Cellar

Gents WC

(3 m x 2.7 m)

Having slate floor, two wash hand basins, two urinals and WC cubicle.

LETTING ROOMS

Two letting rooms are situated on the first floor with two forms of access by internal and external stairway.

Letting Room 1

(2.8 m x 3.5 m)

Well-presented double or twin room with en-suite shower room.

Letting Room 2

(3.9 m x 3.9 m)

Well-presented family room (sleeps 4) has its own private bathroom located across the landing.

The two further letting rooms are located in a ground floor single storey extension at the rear of the building.

Letting Room 3

(4.2 m x 4 m)

Well-presented double or twin room with en-suite shower room.

Letting Room 4

(4.2 m x 4 m)

Well-presented double or twin room with en-suite shower room.

MANAGER'S APARTMENT

Situated in the main building on the second floor and comprises of a double bedroom, lounge, kitchen and bathroom.



Beer Garden

To the rear can be approached through the property or directly from the Princes Street entrance.

There is seating for around 60 in this partly covered customer area with outside lighting and slate paving throughout.

To the front is an enclosed customer seating area for 6 - 8 people.

Parking & Outside Store

From Princes Street there is access to two car parking spaces together with a fenced bin store.

THE BUSINESS

Owned and operated by a corporate operator, trading strongly.

Trading information will be provided upon signing an NDA.

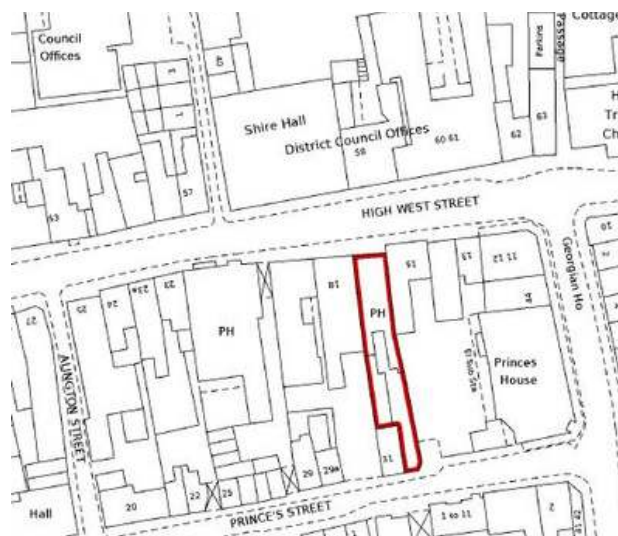
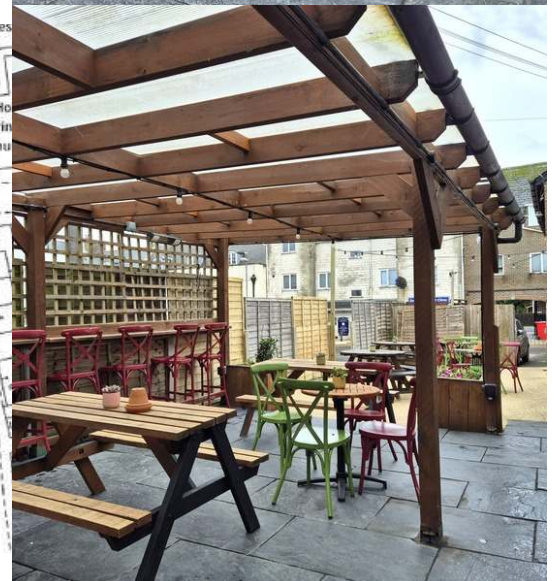
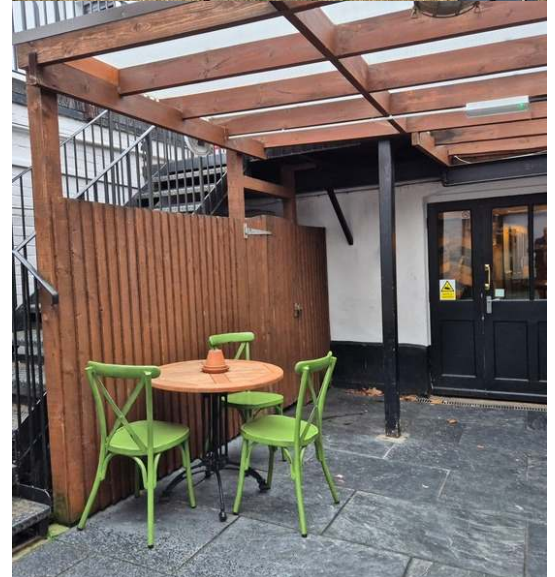
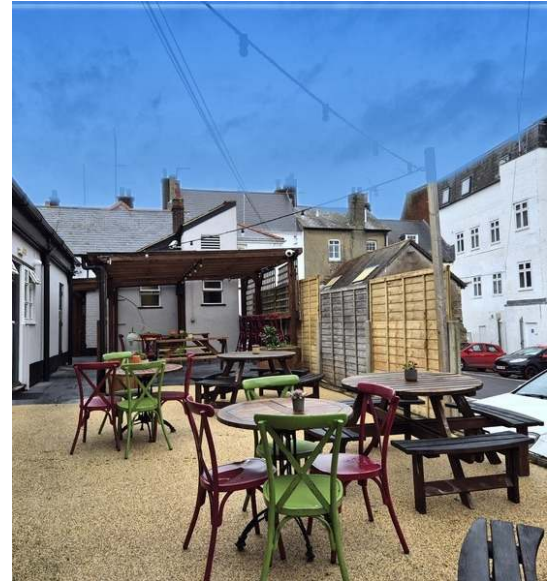
TENURE

Freehold.

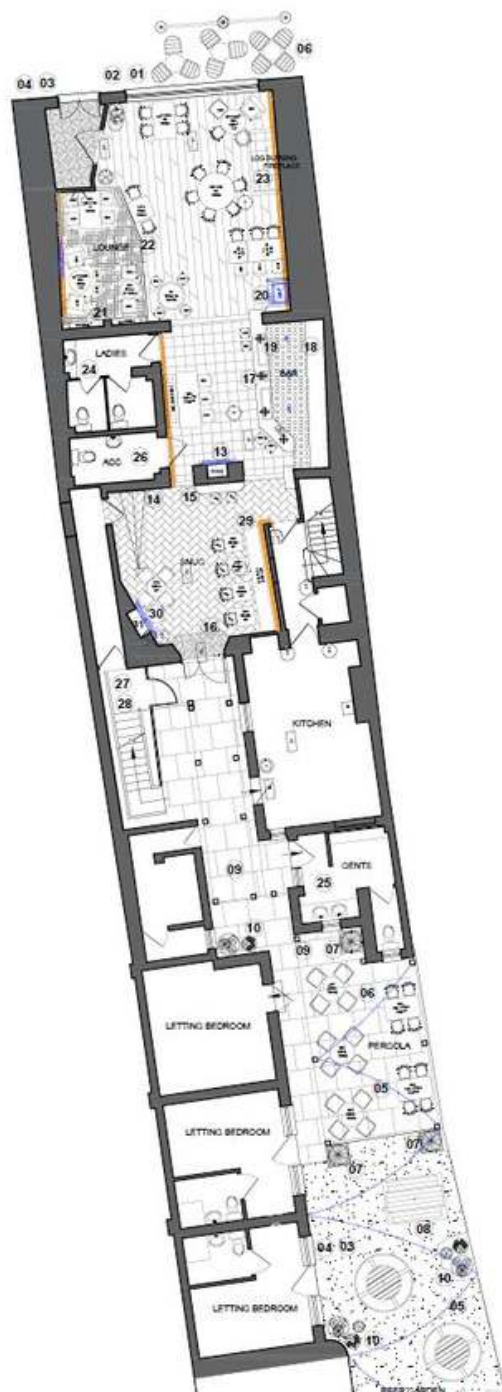
Rateable Value

From April 2026 is in the sum of £15,250.

From April 2026, rates payable will be 38.4 pence in the pound less RHL transitional relief.



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GROUND FLOOR FLOOR PLAN

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please email: bruce@sprosen.com

Website: www.sprosen.com

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