admiral
TAVERNS



ANCHOR BAR, STIRLING

STIRLING, FK7 0PA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Set in the historic city of Stirling, often described as a “wee city with a big history”, The Anchor Bar occupies a prime end-of-terrace position, standing as a welcoming two-storey building at the heart of a growing community, surrounded by modern new housing. Perfectly placed amidst some of Scotland’s most striking scenery, Stirling offers a unique blend of heritage and natural beauty, from sweeping landscapes to iconic landmarks. The area itself buzzes with life, filled with lively restaurants, friendly pubs, and cosy cafés that create a warm and inviting atmosphere for both residents and visitors. Often likened to a brooch clasping the Highlands and Lowlands together, Stirling holds a distinctive geographical importance, sitting at the lowest crossing point of the River Forth before it broadens toward the Firth of Forth making it a natural gateway for travel both north and south. With excellent transport links, the Anchor Bar is easily accessible by car via major routes such as the M9 and A9, and is well served by regular train and bus connections, making it ideally situated for locals and visitors alike.

Pub Layout

Accessed directly from the main street, the entrance to the Anchor Bar opens into a spacious, open-plan bar and lounge area that immediately feels welcoming and relaxed. The single servery sits prominently to the left, perfectly positioned to serve the entire room with ease. Surrounding it, is a comfortable mix of fixed and loose seating, complemented by a blend of carpeted and wooden flooring. High stools line the bar, preserving the charm and character of a traditional local boozer while maintaining a versatile and social layout. To the far right, a dedicated sports area adds to the pub’s lively atmosphere, featuring a pool table and darts board that encourage local team play and friendly competition. TVs mounted throughout the space showcase live sporting events, making it a popular spot for fans to gather and enjoy the action together. Upstairs, the second-floor function room is something of a hidden gem. Complete with its own bar and a convenient back-room preparation area, it offers a flexible space enhanced by a range of fixed and loose seating, perfect for hosting community events, business meetings, or private celebrations.

TRADING STYLE

The Anchor Bar is a traditional, wet-led community pub with an exceptionally strong and loyal customer base. Known for its lively and welcoming atmosphere, it regularly hosts live music alongside team and televised sports, creating a vibrant setting that appeals to a wide range of customers. The main trading area offers a well-balanced and varied drinks selection, featuring both premium and standard lagers, complemented by an extensive range of spirits and soft drinks to suit all tastes. The pub makes excellent use of its function room, consistently supporting community events and private parties, further reinforcing its role as a true local hub. Behind the function room bar, a dedicated food preparation area supports catering for private events and functions, providing an added layer of versatility. While this space is currently used for occasional events, it also presents a clear opportunity to expand into a more regular food offering, enhancing the overall customer experience and driving additional trade.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Weekly Rent: £355.77
Estimated Annual Turnover*: £323,585
Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater
Working Capital: £5,000
Stock: £5,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks

Function Room | Food Preparation Area | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

Admiral Taverns are seeking an experienced and driven individual or couple to take on The Anchor Bar, with the vision and commitment to fully immerse themselves within this close-knit community and deliver outstanding results. This is an exciting opportunity for licensees who understand the value of a true community pub and are passionate about maintaining its position as a well-loved local hub. Strong local knowledge would be a distinct advantage, alongside a genuine enthusiasm for championing the pub's role at the heart of the community. The ideal applicant(s) will uphold high retail standards and take pride in promoting charity initiatives, supporting local businesses, and driving engagement through community-focused events. Success will come from introducing a strong "rhythm of the week," while maintaining exceptional attention to detail across all aspects of the business. A well-thought-out marketing plan will be key, enabling the licensee to effectively promote the pub, grow its customer base, and maximise its potential. Crucially, the successful applicant will be able to balance the day-to-day running of the bar with a proactive approach to increasing use of the function room unlocking additional revenue streams through private hire, events, and regular programming while continuing to build on The Anchor Bar's reputation as a vibrant and essential part of the local community.


Function Room


Food Preparation Area


Live Music


Sports Teams

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