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TAVERNS

ANCHOR, MARCH

WIMBLINGTON, PE15 0QA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Wimblington is a well-established Cambridgeshire village, located just two miles from the bustling market town of March. With around 2,370 residents, the village has a strong local community and benefits from a range of amenities including a village shop and post office, village hall, primary school and a local caravan and camping site. The village is well connected by road, with the A141 running close by and providing links towards March, Chatteris and Huntingdon, as well as connections to the A142, A1 and A14. March railway station is also just a short distance away, providing regular rail connections towards Cambridge, Peterborough and destinations further afield. The Anchor is a well-positioned traditional village pub, offering a combination of food, drink and letting rooms. Its established position within the village provides an opportunity to serve both the local community and visitors to the area, with the letting accommodation adding an additional element to the business.

Pub Layout

Upon entering the pub, guests are welcomed into an open-plan trading space, with the centrally positioned bar acting as the main focal point and creating a natural flow throughout the property. To the rear, a dedicated dining area provides a comfortable setting for food trade and leads through to the well-positioned trade kitchen. To the front of the pub, a pool and darts area provides a more informal space for customers to enjoy drinks and entertainment, alongside a selection of comfortable drinking areas. The layout offers a good balance of food, drink and leisure space, providing flexibility for a range of trading styles. The cellar is conveniently located on the ground floor, directly opposite the bar, providing practical access for the day-to-day running of the business. Externally, the pub benefits from a large beer garden to the rear, offering excellent potential for outdoor drinking, dining and community events. A separate patio area to the front provides an additional outdoor seating space, while the spacious car park offers convenient parking for both local customers and visitors to the pub.

TRADING STYLE

The pub currently trades on a limited opening hours throughout the week, presenting opportunities to build on and expand the existing opening schedule. The business currently offers a traditional food menu alongside its drinks trade, with food forming an established part of the overall offer. Current trade levels are relatively modest, with the pub primarily serving the local community. The existing customer base provides a foundation for the business, with the pub operating as a traditional village food and drink venue.

FINANCIAL

Weekly Rent: £375.00
Estimated Annual Turnover*: 309,785
Security Deposit: £5,000
Working Capital: £3,000
Stock: £4,000
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Fixtures and Fittings: To be confirmed upon valuation – funding options 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 categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Letting Rooms | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

This represents an exciting opportunity for an enthusiastic and community-minded individual or couple to take on a well-positioned pub with strong potential for further growth. There is clear scope to build a vibrant and engaging offer centred around live entertainment, sport, and the development of functions and private events, helping to establish the pub as a key social destination within the area. The successful licensee(s) will be passionate about becoming an integral part of the local community, actively encouraging local groups and organisations to make full use of the function space for meetings, gatherings, and celebrations. A hands-on and proactive approach will be essential, with a focus on creating a welcoming and inclusive environment that appeals to a broad customer base. There is also an opportunity to introduce or develop a food offering, and while prior catering experience would be advantageous, it can be built upon to complement the overall business. Alongside this, a strong emphasis on marketing and business development will be key, with the ability to implement an effective social media presence and a well-structured weekly calendar of events to drive footfall and repeat visits. The ideal licensee(s) will bring energy, creativity, and a clear vision for the pub's future, recognising opportunities to enhance the offer and maximise its full potential. With the right leadership and commitment, this pub is well placed to thrive as a lively, well-supported hub at the heart of the community.

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