admiral
TAVERNS



LITTLE SHIP, PORTLAND

PORTLAND, DT5 1AL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Little Ship, a Grade II listed building on the Isle of Portland, holds a prominent position at the entrance to the island. Known for its rich history and distinctive architecture, it is described as a “complete example of a modest classical-style Victorian pub.” The pub benefits from being the first public house that visitors encounter as they arrive on the Isle of Portland, making it an attractive stop for both locals and tourists. Its prime location on Chesil Beach, part of the renowned 26-mile-long Jurassic Coast, enhances its appeal, as this area attracts hundreds of thousands of visitors each year. Chesil Beach is famed for its natural beauty and significance as a World Heritage Site, further solidifying the pub’s unique location. With excellent transport links via the A354 and regular bus services connecting the mainland to the isle the combination of this and nearby rail connections make it accessible to visitors looking to explore the Jurassic Coast and its natural beauty. In 2018, Admiral Taverns made a substantial investment of £250,000 to renovate and improve The Little Ship. This was followed by further upgrades in 2022, leaving the pub in excellent condition throughout. As a result, The Little Ship offers both modern amenities and historic charm, making it a key destination for those exploring the Isle of Portland and the Jurassic Coast.

Pub Layout

The Little Ship operates as a single-bar establishment, offering a welcoming and versatile space for both locals and tourists. Upon entering the pub, the centrally located bar serves all areas, making it the heart of the venue. The left of the the pub is designed for more casual visitors. It features a pool table, a darts oche, and wall-mounted televisions, creating an ideal space for sports enthusiasts or local teams. It’s a relaxed environment for anyone looking to enjoy a drink while watching a game or engaging in a friendly match. The right side of the pub is arranged for dining, with seating for approximately 45 guests. This comfortable lounge area is perfect for diners looking to enjoy a meal in a cosy setting, ideal for both locals and tourists who want to relax and take in the atmosphere. A unique feature of the pub is its very own skittle alley, which is popular with local teams and adds a traditional element to the pub’s recreational offerings. To the rear of the pub, there is a large car park that can accommodate over twenty cars, providing easy access for visitors. The beer garden, a standout feature of

TRADING STYLE

The Little Ship is a highly popular and well-supported pub with a strong local following and impressive levels of business. The current licensees have successfully built and maintained a solid reputation, thanks largely to their home-cooked food offerings and weekly live music events, both of which have become key attractions. These elements have helped position the pub as a hub for the local community, while also drawing in visitors. In addition to its food and entertainment, The Little Ship offers a comprehensive range of live sports, which are consistently well-supported by patrons. The skittle alley, an integral part of the pub’s main trading area, also adds to its lively atmosphere and appeal to local teams and recreational players. The pub’s business thrives during the summer months, particularly due to its prime coastal location, which attracts tourists and visitors, helping it exceed expectations. The strategic investments made by Admiral Taverns in 2018 and again in 2022 have significantly enhanced the pub’s facilities and atmosphere, giving it a new lease of life and ensuring that it remains in excellent condition. This combination of strong local trade, appealing entertainment options, and seasonal tourist traffic has cemented The Little Ship’s status as a thriving, well-loved establishment.

ACCOMODATION

Private Accommodation

The private accommodation comprises of three large double bedrooms, a lounge, a large kitchen diner, and bathroom with separate toilet, all of which are in good order.

3+ Private Bedrooms
Beer Garden
Car Park
Cask Ale
Kitchen
Food Preparation Area
Live Music
Open Fire

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FINANCIAL

Weekly Rent: £538.46
Estimated Annual Turnover*: £389,554
Security Deposit: £7,500
Working Capital: £5,000
Stock: £3,500
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 categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

This is an exciting opportunity for a specialist, high-end licensee who can seamlessly integrate into the local community while continuing to build on the pub's existing success. The new licensee will be expected to maintain and enhance the pub's strong reputation, preserving the excellent work of the current licensees, particularly regarding the home-cooked food offerings, live events, and well-supported sports facilities. Great marketing skills will be crucial in attracting a larger audience from the surrounding area, as well as drawing in tourists during the busy summer season. Targeted campaigns and creative promotions should highlight the pub's prime location on Chesil Beach. The pub's scenic beer garden overlooking the beach is a major asset, and the new licensee should make the most of this space by hosting outdoor events, encouraging foot traffic from walkers, tourists, and sports enthusiasts. There is substantial scope to expand the pub's food trade, particularly given its existing reputation for home-cooked meals, reflecting the location and local tastes could help to grow the aspect of this business further.


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