



A selection of some of our current Leisure properties for sale or to let. If you are looking to buy, sell or lease your property, please get in touch.

### For Sale



**Successful Cornish Restaurant**  
Excess £699,000.  
60-year family ownership  
100+ covers  
Profitable site in distinctive surroundings

### For Sale



**Bird in Hand, North Curry**  
£345,000  
Unopposed village local  
Recently closed  
Public bar and restaurant  
Unused barns to rear

### To Let



**The Brook Inn, Plympton**  
Rental Offers Invited  
Brookside public house  
External trade beer garden & patio  
Self-contained 2 bed apartment

### For Sale



**The Leam Hotel, Weymouth**  
Guide £995,000  
Dorset seafront hotel  
Rare freehold opportunity  
Set out over two original Georgian townhouses

### For Sale



**Drake Manor Inn, Buckland**  
Monachorum  
Guide £745,000  
Historic & successful public house  
2-bedroom holiday apartment  
Long ownership & good profits

### Under Offer



**Balnoon Inn & Rooms, St Ives**  
Guide Price £150,000 Rent £31.5k pa  
Remainder 21 year free of tie lease  
7 letting bedrooms  
6.5-acre grounds  
5/6 bed apartment

**Truro**  
01872 245600

**Plymouth**  
01752 261811

**Exeter**  
01392 203010

**Bristol**  
01174 286555

Contact Mike Easton Head of Hotels & Hospitality for further information  
[Measton@vickeryholman.com](mailto:Measton@vickeryholman.com) - tel: 07527 388045 or [sbowden@vickeryholman.com](mailto:sbowden@vickeryholman.com) - tel: 01752 276251



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### For Sale



#### **Skipper Inn, Brixham**

Guide Price £210,000  
Vacant freehold pub  
Public bar and function room  
3 bed flat  
Enclosed beer garden

### For Sale



#### **Butchers Arms, Carhampton**

£315,000  
Grade II Listed freehold village inn  
Public bar & restaurant, car park & orchard - Letting rooms & owner's accommodation

### To Let



#### **The Agricultural Inn, Braunton**

Rental Offers Invited  
Impressive village inn  
Extensive trading areas & accommodation  
3 self-contained flats

### New Lease



#### **The Croft, Hatt**

Nil Premium  
Lock up roadside venue  
Bar (50) and restaurant (70)  
Function room (80) and terrace (150)  
Car park

### New Lease



#### **Exeter Inn, Topsham**

£40,000 per annum  
Traditional pub in estuary village  
New 20-year lease available  
Free of tie  
Bar plus accommodation

### For Sale



#### **Former Knowle Inn, Nr M5 Somerset**

£250,000 plus VAT  
Fire damaged pub site  
Demolition and rebuild required  
Busy roadside location near M5  
0.43 acres

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### For Sale



#### Red Lion, Crediton

£550,000

Charming village inn with rooms  
Owner's accommodation  
Public bar with restaurant & function space  
Village shop, car park and gardens

### For Sale



#### Confidential Listing, Devon

£525,000

Rural Devon pub  
Suit chef & front of house team  
Large owner's accommodation  
Successful and profitable business  
Net sales excess £500k

### Sold



#### Clock House, Bridport

£495,000

Main road (A35) village pub  
Public bar and restaurant  
Function room / skittle alley  
5 en-suite bedrooms

### Under Offer



#### Basset Arms, Portreath

Nil Premium. Rent £45,000 pa  
Free of tie coastal village inn  
Public bar and restaurant  
3 bed owner's accommodation  
Bear garden and car park  
New 20-year term

### For Sale



#### Rest & Be Thankful, Minehead

OIEO £1,000,000

Classic Exmoor Inn with ample trading areas  
8 letting bedrooms & 2-bedroom owner's accommodation.  
Retirement sale

### For Sale



#### Barley Mow, Tiverton

£195,000

Freehold opportunity off town centre  
Traditional public bar with pool room  
Function room and skittle alley  
3-bedroom flat

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### New Lease



#### **Rising Sun, Brixham**

Nil premium. Rent £27.5k pa  
New 20 lease available  
Free of tie  
Ground floor bar  
Accommodation over two floors

### For Sale or Lease



#### **Clifford Arms, Shaldon, Devon**

Excess £550,000  
Attractive bar & restaurant  
2 bed self-contained flat  
Beer garden

### Under Offer



#### **Railway Inn, Illogan Highway**

Starting rent £20,000 per annum  
Prominent trading position  
Open plan trading floor  
Customer car park  
4 bed flat

### For Sale



#### **Ordulph Arms, Tavistock**

£250,000  
Grade II Listed building  
Second floor living accommodation  
Popular moorland town  
Requires investment

### For Sale



#### **Bulls Head Inn, Callington**

£545,000 Freehold & Business  
Successful town centre inn  
Historic pub interior – lots of character  
Two bed & one bed accommodation

### Lease Assignment



#### **Railway Inn, Churston, Brixham**

Guide Price £55,000  
Free of tie lease  
80 internal covers / 120 external  
6 letting rooms & manager's flat

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### New Lease



#### **Fox & Hounds, Scorrier**

£5,000 Premium  
Well known venue  
Large car park and beer garden  
Charming bar  
3 bed accommodation

### New Lease



#### **High Street, Exeter**

Available Leasehold  
Basement former bar/restaurant  
4,871 sqft  
Central city location  
Available immediately

### For Sale



#### **Abbots Way Bar & Grill, Plymouth**

Guide £445,000  
Public House investment  
0.63 acres  
NIY 8.61% after purchase costs

### For Sale



#### **The Old Malthouse, Exeter**

Guide £475,000  
City Centre freehold  
Former restaurant  
PP for 7 apartments

### For Sale



#### **Detached House, Nr Polperro**

Guide £575,000  
Outstanding & uninterrupted countryside and sea views  
4/5 bedrooms  
Currently a furnished holiday let

### For Sale



#### **Hope & Anchor, Bridport**

Guide £395,000  
Public house investment  
Business not affected  
NIY 9.72% after purchase costs

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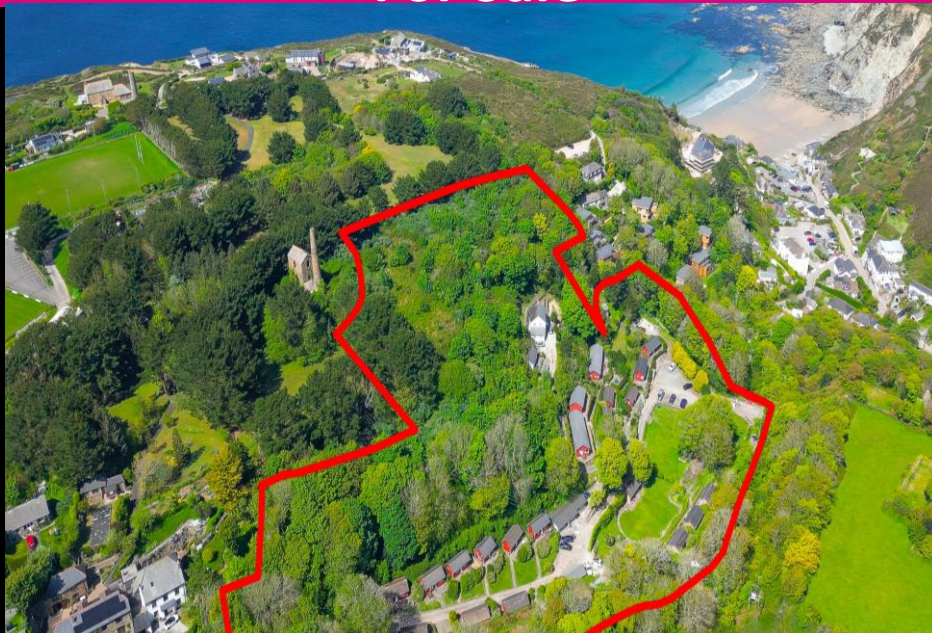


### Grade II Listed City Centre Hotel Guide Price £3.7m

Mannings Hotel and Apartments

34 en-suite hotel bedrooms  
9 self-contained apartments  
Bar (20) Restaurant (70)  
Customer car park  
Net revenue consistently at / over £2m  
30 year ownership  
Unbranded  
Strong F&B trade  
Impressive Georgian buildings

## For Sale



### Little Orchard Village, St Agnes Guide Price £3.6m

Established family run Holiday park  
Stunning location  
First time available for c50 years  
36 chalets  
Detached owners house  
Planning granted for 35 new holiday homes ranging from 1-4 beds  
7.3 acre site with further potential  
Set with National Landscape and heritage location  
Significant long term upside  
Available by way of company share sale

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