



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

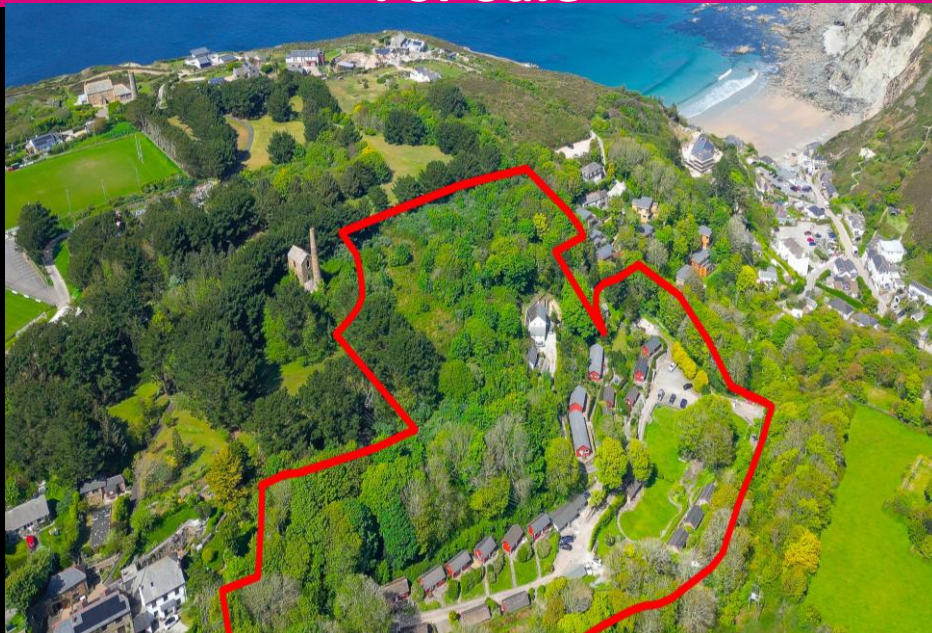


### **Grade II Listed City Centre Hotel Guide Price £3.3m**

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

**Truro**  
01872 245600

**Plymouth**  
01752 261811

**Exeter**  
01392 203010

**Bristol**  
01174 286555

Contact Mike Easton Head of Hotels & Hospitality for further information

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### For Sale



**Successful Cornish Restaurant**  
Excess £575,000.  
60-year family ownership  
100+ covers  
Profitable site in distinctive surroundings

### For Sale



**Core bar and nightclub, Exeter**  
OIEO £675,000  
City centre freehold  
Three trading bars  
Roof terrace  
0.1 acre site

### To Let



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

### For Sale



**Former Sheaf of Wheat, St Ives**  
Excess £450,000  
Town centre location  
5x primary residential properties  
Cleared site  
Permission secured through commencement of works

### Under Offer



**Blue Anchor Inn, Fraddon**  
Guide £695,000 freehold  
Detached village inn  
Public bar and restaurant  
4 bed owner accommodation  
1.7 acre site  
Includes PP for 5 Houses within grounds

### Under Offer



**Watermouth Lodge Park**  
OIEO £1.2M  
42 Lodges in over 10 acres  
Woodland setting with coastal views  
3 bed owner house  
Ground rent income from 15 lodges  
Reception building and amenities

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### Under Offer



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

Guide Price £195,000  
Vacant freehold pub  
Public bar and function room  
3 bed flat  
Enclosed beer garden

### Under Offer



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

£270,000 fixed price  
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

### Under Offer



#### **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



#### Kings Arms, Winkleigh

£525,000

Rural Devon pub  
Suit chef & front of house team  
Large owner's accommodation  
Successful and profitable business  
Grade II

### New Lease



#### Black Horse Inn, Torrington

Nil premium. Rent £35k pax  
Town centre historic Inn  
Public bar, lounge and restaurant  
3 letting bedrooms  
Separate apartment  
Grade II

### For Sale



#### Coming soon – Plymouth Suburb

£425,000

Detached village inn  
Trades as wet sales only  
Build plot and conversion potential  
3 bed accommodation

### 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

£165,000

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



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

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

### Holiday Home



#### **Holiday cottage within Kenegie Holiday Park, Gulval**

£200,000 Freehold  
2 bedrooms  
Rare opportunity  
Open plan living space

### For Sale



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

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

### For Sale



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

£475,000 Freehold & Business  
Successful town centre inn  
Historic pub interior – lots of character  
Two bed & one bed accommodation

### For Sale



#### **Confidential Going Concern Sale**

Guide Excess £850,000  
Thatched country Inn  
Lettings rooms and busy bar and restaurant  
Separate owner accommodation

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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

### Under Offer



#### **The Leaping Salmon, Horrabridge**

Guide £425,000  
Smart riverside inn  
Three letting bedrooms  
Complete refurbishment  
Bar, dining and café  
Trades 4 days a week

### For Sale



#### **Pethericks Mill, Bude**

Excess £745,000  
Freehold investment  
5 occupiers at £55,000pax  
NIY 7% after purchase costs  
Popular edge of town location

### For Sale



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

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

### For Sale



#### **Detached Hotel, Nr Bude**

OIEO £950,000  
Acting for joint fixed charged receivers – recently closed  
23 Letting bedrooms  
Lounge, cocktail bar and restaurant  
Close to town and local beaches

### For Sale



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

Offers invited off guide £395,000  
Public house in busy market town  
Vacant possession  
2 bed flat  
Beer garden

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### For Sale - Investment



#### **Duchy of Cornwall, Plymouth**

£195,000 Freehold  
Community inn close to city centre  
Public bar with living accommodation over  
Held under tenancy at will  
£20,000 rent income pax

### For Sale



#### **Windwhistle Inn, Chard**

£1.2M  
Extensive trade areas  
c200 internal, +300 external covers  
4.7 acres with 12x caravan hook ups  
Suit existing plus farm shop/camping

### For Sale



#### **Dolphin Inn, Grampound**

£380,000 freehold  
Roadside public house  
Village location  
Public and restaurant  
3 bedroom apartment

### For Sale



#### **Ship Inn, Portloe**

Guide £550,000 freehold  
Village pub in coastal location  
Public bar and restaurant  
Attractive beer garden  
Customer car park  
All offers 4<sup>th</sup> June 2025

### For Sale



#### **Land at Port Gaverne**

0.37 acres  
Close to coast with outstanding views  
Open storage/car parking  
All best and final bids by midday 1<sup>st</sup> August 2025  
Rare opportunity

### Freehold



#### **Commercial Buildings at Lamorna Cove**

Café and retail space, plus kayak store and outside terraces  
2 self contained apartments  
Includes parking  
Landmark position

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### For Sale



#### **Rodean Restaurant, Kenton**

£600,000 Freehold  
Well-established village restaurant  
Retirement sale  
Smart trading concern  
Large owners accommodation

### For Sale



#### **Land at St Merryn**

Excess £150,000  
Planning in principle 1-3 dwellings  
0.1 acres cleared site  
Centre of popular village  
Offers by 5<sup>th</sup> September 2025

### Sold



#### **Bullers Arms, Looe**

Popular town venue  
Focus on live music  
Sold to local businessman  
Many improvements planned  
Great community site

### Coming Soon



#### **Mid Devon**

Guide £545,000 freehold  
Village pub with letting rooms  
Public bar and restaurant  
Busy trading concern  
7/8 letting bedrooms  
Good order throughout

### Coming soon



#### **Mid Devon**

Guide £525,000  
Popular village inn  
Smart public bar and restaurant  
Function room  
4 letting rooms plus apartment  
Customer car park and beer garden

### For Sale



#### **The Beach House, Widemouth**

**Excess £2.5m**

Outstanding beachside location  
Café and letting rooms  
Separate owner accommodation  
Positive pre app for up to 21 apartments

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## For Sale



### **Landmark Riverside Inn** **Guide Price Excess £1.4m**

Rarely available freehold  
Successful riverside venue  
Sold as a going concern  
Main public bar (60 covers)  
Restaurant/ function room (70 covers)  
C130 external covers  
3 Bedroom house  
4 Bedroom apartment (may split stp)  
Once in a generation opportunity  
Retirement sale  
0.9 acre site including customer car park  
Epitome of destination location

## New Lease



### **Sea Shanty Café, Branscombe** **Guide rent £55,000**

Established family run café and beach shop  
New IR&I non assignable tenancy  
3-5 year term  
All proposals invited by 26th September  
Café with 60 internal covers  
C130 external covers  
Beach shop and takeaway  
Next to main car park and on SW coast path  
Outstanding position looking over Lyme bay

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