



# Available Leisure Opportunities

August 2025

## Grade II Listed City Centre Hotel

Guide Price £3.3m

- 34 ensuite hotel bedrooms
- 9 self contained apartments
- Bar (20) Restaurant (70)
- Customer car park
- Met revenue consistently at over £2m
- 30-year ownership
- Unbranded
- Strong F & B trade
- Impressive Georgian buildings
- Further development land by separate negotiation
- Existing city centre opportunity



## 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 owner's house
- Planning granted for 35 new holiday homes ranging from 1-4 beds
- 7.3-acre site with further potential
- Set within national landscape and heritage location
- Significant long-term upside
- Available by way of company share sale



## Core Bar and Nightclub, Exeter

Guide Price Excess £500,000

- Rarely available freehold
- City centre and may suit alternative use (STP)
- Trades as a managed house
- Sold with vacant possession
- Trades areas on three levels
- Ground floor bar
- First floor club/bar
- Visible location – considerable regen nearby
- Suit existing use for late night leisure operator



## 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 26<sup>th</sup> September 2025
- Café with 60 internal covers
- C130 external covers
- Beach shop & takeaway
- Next to main car park and on Southwest coast path
- Outstanding position looking over Lyme Bay





**For Sale**

Famous Old Barrel. Exmouth – £255,000 offers invited  
Vacant public house in central Exmouth. Work required and priced to sell.



**For Sale**

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



**New Lease**

Starting rent £18,000  
Village inn in busy location close to A30. Large customer car park, beer garden and 3 bed owner accommodation.



**For Sale**

Watermouth Lodge Park – OIEO £1,200,000 freehold  
42 lodges in over 10 acres. Woodland setting with coastal views. 3 bed owner's house. Ground rent from 15 lodges. Reception.



**For Sale**

Barican Inn, Looe – £20,000  
Assignment of existing free of tie lease, 10 years remain. Public bar, beer garden and car park. Three bedroom accommodation.



**Under Offer**

Blue Anchor, Fraddon – Guide £695,000 freehold.  
Detached village inn with public bar & restaurant. 4 bed owner accom. 1.7-acre site including PP for 5 houses within grounds.



**Under Offer**

The Skipper Inn, Brixham – Guide Price £195,000  
Vacant freehold pub. Public bar and function room.  
3 bed flat and enclosed beer garden.



**Under Offer**

Butchers Arms, Carhampton - £270,000 fixed price  
Grade II Listed freehold village inn with public bar & restaurant.  
Car park & orchard. Letting rooms & owner's accommodation.



**To Let**

The Agricultural Inn, Braunton – Rental offers invited  
Impressive village inn with 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 + VAT  
Fire damaged pub site. Demolition and rebuild required. Busy roadside location. 0.43 acres.



**For Sale**

**Red Lion, Crediton - £550,000**  
Charming village inn with rooms. Owner's accommodation.  
Public bar with restaurant & function room.



**For Sale**

**Kings Arms, Winkleigh - £525,000**  
Rural Devon pub which would suit chef & front of house team.  
Large owner's accommodation, successful & profitable.



**New Lease**

**The Black Horse Inn, Torrington – Nil premium / rent £35,000 pa**  
Town centre historic Inn, public bar, lounge, restaurant. 3 letting  
bedrooms with separate apartment. Grade II Listed.



**For Sale**

**Historic thatched Inn, West Devon area - Excess £850,000**  
High turnover and year on year growth. Separate owner  
accommodation. Good sized roadside plot.



**For Sale**

**Rest & Be Thankful, Minehead – OIEO £1m**  
Classic Exmoor Inn with ample trading areas. 8 letting bedrooms  
& 2-bedroom owner's accommodation. Retirement sale.



**Under Offer**

**Barley Mow, Tiverton - £165,000**  
Freehold opportunity off the town centre. Traditional bar with  
pool room, function room and skittle alley. 3 bed flat.



**Rising Sun, Brixham – Nil Premium / rent £27.5k pa**  
New 20-year lease available. Free of tie. Ground floor bar.  
Accommodation over two floors.



**The Clifford Arms, Shaldon – Excess £550,000**  
Attractive bar and restaurant with two bedroom accommodation.  
Beer garden front and rear.



**Holiday Cottage within Kenegie Holiday Park, Gulval - £200,000**  
Rare opportunity for a 2-bed property with ground floor open plan living. Freehold.



**Ordulph Arms, Tavistock – Guide price £250,000**  
Grade II Listed building with second floor living accommodation.  
Popular moorland town – requires investment.



**Bulls Head, Callington - £475,000 Freehold & Business**  
Successful town centre Inn. Historic pub interior with lots of character. 2 bed and 1 bed owner's accommodation.



**Confidential Going Concern Sale – Guide £425,000**  
City suburb freehouse. Trades from restricted sessions and wet sales only. 0.23 acre site and may suit development (STP).



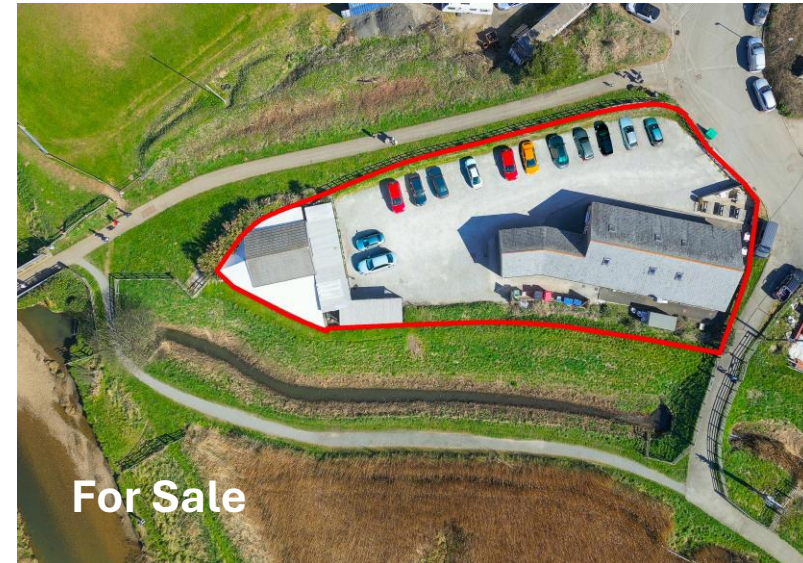
## New Lease

Fox & Hounds, Scorrier - Nil premium  
Well known venue with large car park and beer garden. Charming bar. 3 bed owner's accommodation.



## Under Offer

The Leaping Salmon, Horrabridge – Guide price £425,000  
Smart riverside Inn, 3 letting bedrooms. Bar, dining and café.  
Trading 4 days per week currently.



## For Sale

Pethericks Mill, Bude – Excess £745,000  
Freehold investment. 5 occupiers at £55k pax. NIY 7% after purchase costs. Popular edge of town location.



## For Sale

The Old Malthouse, Exeter – Guide price £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 & restaurant.



## For Sale

Hope & Anchor, Bridport – Offers invited off guide £375,000  
Public house in busy market town. Vacant possession. 2 bed flat and beer garden.



**For Sale - Investment**

Duchy of Cornwall, Plymouth - £195,000 Freehold  
Community Inn close to city centre. Public bar with living accommodation over. Held under TAW. £20k rent income pax.



**For Sale**

Windwhistle Inn, Chard - £1.2m  
Extensive trade areas c200 internal + 300 external covers. 4.7 acres with 12 caravan hook ups.



**For Sale**

Dolphin Inn, Grampound - £380,000 Freehold  
Roadside public house, village location. Public bar and restaurant. 3 bed apartment.



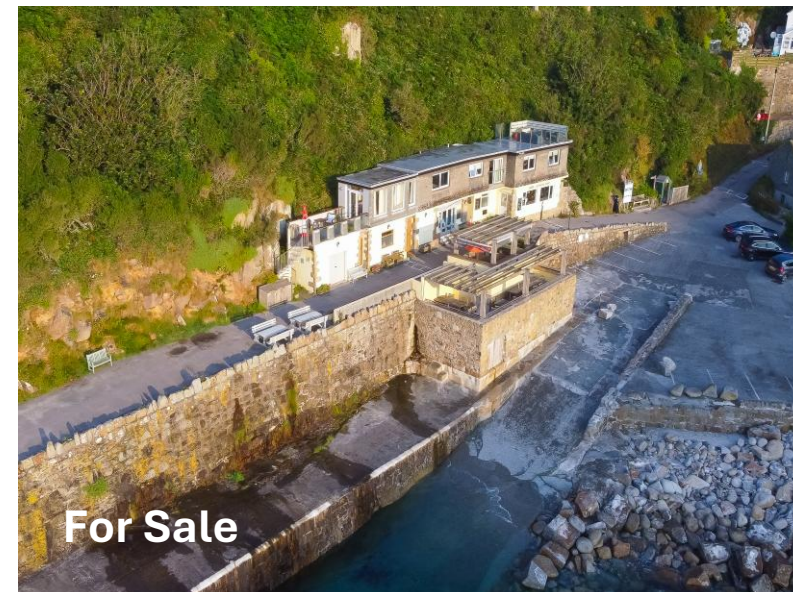
**Under Offer**

The Ship Inn, Portloe – Guide price £550,000 Freehold  
Village pub in coastal location. Public bar and restaurant. Attractive beer garden and customer parking.



**For Sale**

Land at Port Gaverne Guide £80,000 plus VAT  
Close to coast with outstanding views. Open storage / car parking. Rare opportunity.



**For Sale**

Commercial Buildings at Lamorna Cove  
Café and retail space plus Kayak store and outside terraces. 2 self-contained apartment. Parking. Landmark position.



**For Sale**

Rodean Restaurant, Kenton - £600,000 Freehold  
Well established village restaurant. Retirement sale. Smart trading concern with large owner's accommodation.



Land at St Merryn – Excess £150,000 plus VAT  
Planning in principle for 1-3 dwellings. 0.1 acre cleared site in the centre of a popular village.



**New Lease**

Shipwrights Arms, Shaldon - Nil premium / rental £25,000 pax  
Free of tie. Great home and income site. Public bar and various dining areas.



**For Sale**

Ram's Head Inn, Dolton – Guide Price £545,000 freehold  
Village pub with letting rooms. Public bar and restaurant. Busy trading concern with 5 letting bedrooms and 2 bed owner's apt.



**Coming Soon**

Mid Devon – Guide Price £565,000  
Popular village Inn; smart public bar and restaurant. Function room. 4 letting rooms + apartment. Customer car park.



**For Sale**

The Beach House, Widemouth – Excess £2.5m  
Outstanding beachside location. Café & letting rooms. Owner accommodation. Positive pre app for up to 21 apartments.