

Available Leisure Opportunities

The Beach House, Widemouth Bay

Guide Price Excess £2.5m

- Outstanding beachside location
- Café restaurant & letting rooms (business not included)
- Positive pre app for up to 21 apartments
- Vacant possession sale (October 2026)
- First time available in 40+ years
- Owner's 2 bed chalet
- Surf shop
- Farm shop store
- Car park
- Direct beach access



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



Windwhistle Inn, Cricket St Thomas

Guide price £850,000 (plus VAT)

- Extensive trade areas c200 internal covers
- Public bar, restaurant, function room
- + 300 external covers
- 4.7 acres
- 12 caravan hook ups
- Strong roadside position
- Current closed (no trade history)
- Good opportunity for existing plus additional retail uses
- 3 bed owner apartment



Bridge House Bed, breakfast and Tea Rooms

Guide Price £599,950

- Smart three storey home and income
- Four en suite letting bedrooms
- Successful tea rooms
- Two bedroom accommodation
- Strong profits and in very good order
- Scope to flex all aspects of the business
- Central position close to historic harbourside
- Sale after 8 year ownership
- Attractive trade garden
- Honeypot location



Fingle Bridge Inn, Dartmoor

Guide price £1,400,000

- Landmark Riverside Inn
- First time ever on the open market
- Successful and profitable venue
- Extensive inside and outside trading areas
- 3 bedroom house
- 4 bedroom apartment (may split)
- Considerable scope to further increase profile and sales
- Historical setting
- Extensive car parking
- Dartmoor National Park c5 miles from A30 (Whiddon Down)





Under Offer

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

London Inn, Summercourt. 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

Former Sheaf of Wheat – central St Ives - £350,000
Cleared site with extant planning permission for 5 houses with parking.



Lease assignment

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.



Sold

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.



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



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.



The Agricultural Inn, Braunton – Rental offers invited
Impressive village inn with extensive trading areas & accommodation. 3 self-contained flats.



The Chichester Arms, Bishops Tawton – Nil Premium
Thatched village Inn close to Barnstaple. Public bar, back bar and restaurant with trade gardens front and rear. 2 bed flat.



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

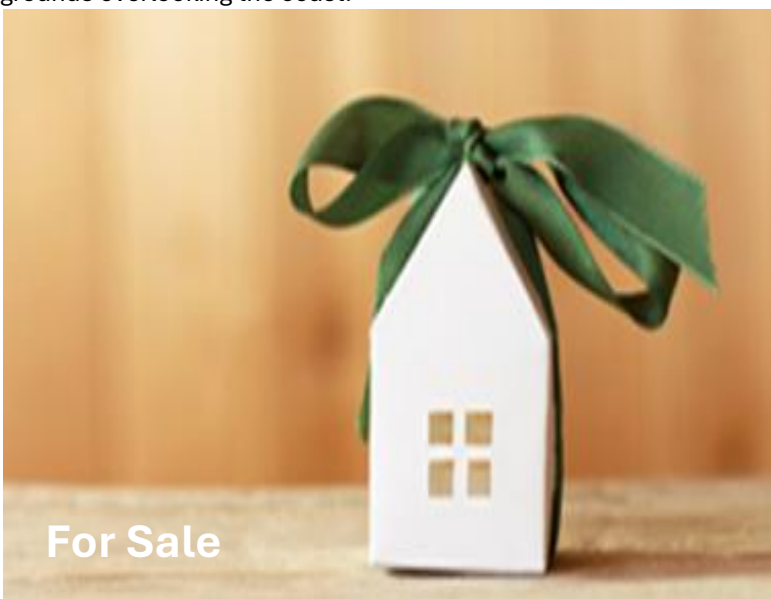


Former Knowle Inn, Nr M5, Somerset - £250 + VAT
Fire damaged pub site. Demolition and rebuild required. Busy roadside location. 0.43 acres.



Sale Agreed

Watermouth Lodges, North Devon
Lodge park with 15 ground rents and 27 stock lodges. 10 acre grounds overlooking the coast.



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

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



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.



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.



New Lease

The Railway Inn, Churston – Nil premium
New free of tie opportunity. Rent £80,000pa. 6 letting bedrooms, 2 bed manager flat, large bar and restaurant.



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).



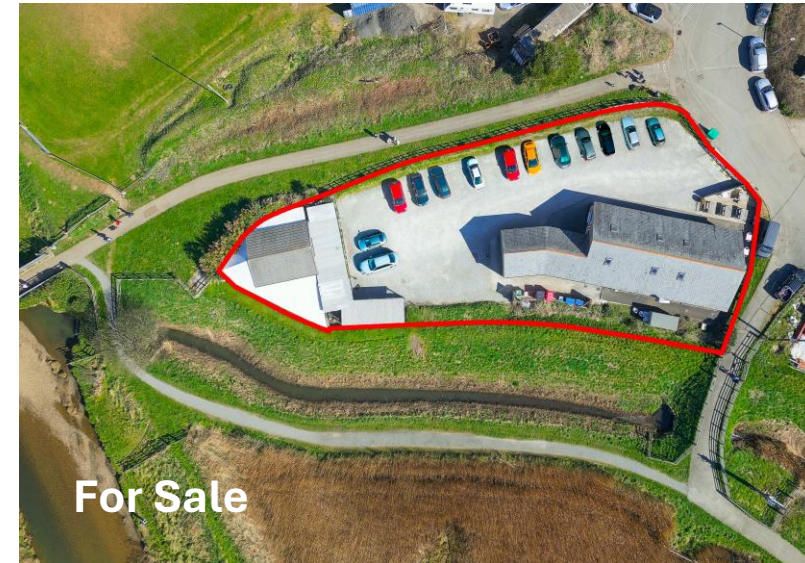
New Lease

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



Sold

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.



Under Offer

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

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We have a number of clients who would consider an off-market approach – ranging from freehouse freehold to lease assignment. Please make direct contact with your requirements.



Freehold freehouse in highly visible location. Retirement sale – strong trade history. Public bar with restaurant and break out dining plus function rooms. 3x unused letting bedroom.



Sea Shanty, Branscombe
Smart lock up beachside licenced café, takeaway and shop. New tenancy available 3-5 years. Base rent £55,000 pax.



Cornish Arms Inn, Pendoggett - £475,000 Freehold
Roadside public house close to Port Isaac and Polzeath. Public bar and restaurant, 7 letting bedrooms, beer garden and parking.



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



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



St Tudy inn, St Tudy – Guide £850,000
Public house investment – tenant in situ and business unaffected. 7 year lease from 2024 – rental income £55,000 per annum.

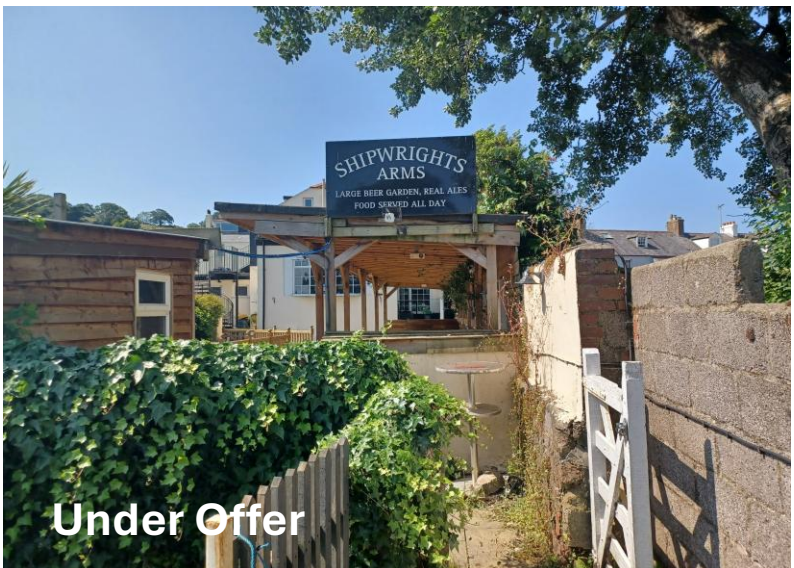


For Sale

Rodean Restaurant, Kenton - £550,000 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.



Under Offer

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.



For Sale

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 Redruth Drapery Excess £350,000
Design classic with full height glazing on two trading floors. Rear trade garden. Events space, bar and restaurant.