

Agency: Leisure Opportunities

2026



WHO WE ARE

Vickery Holman are the largest firm of Chartered Surveyors across the South West, with offices in Cornwall, Plymouth, Exeter and Bristol.
You can find out more by visiting our website at www.vickeryholman.com.

The leisure sector is a key sector for the South West generating income for the region and contributing to our enviable reputation as the favoured holiday destination for UK and overseas visitors. The sector encompasses a range of trade related properties including hotels, pubs, restaurants, holiday parks and complexes. Using our cross-service expertise, we advise clients on their business rates, property management, valuation, investment and agency requirements, with a dedicate team of sector specialists.

Vickery Holman has a team of specialists across the South West covering from the far west of Cornwall, including the Isles of Scilly, to north and west of Bristol. With offices in Truro, Plymouth, Exeter and Bristol, our local knowledge of market conditions puts us in a strong position to advise and help investors, purchasers, owners and tenants of leisure properties to make informed decisions.

MARKET UPDATE

The leisure sector remains under pressure with latest RICS data indicating leisure values and capital expectations continue to remain at or below market value 12 months previously. Hospitality and leisure businesses are under pressure from the impact of increased purchase and utilities overheads, rising business rates and staff costs, making the market cautious about investment and expansion.

New entrants to the sector remain at low levels and successful operators are choosing to trade on rather than commit to market, with most of the stock to be 'must sell' rather than 'would like to sell'. 2026 started with poor weather conditions, but the Spring and Summer season resulted in the longest spell of dry weather on record. The war in Iran created uncertainty with raising inflation and increased borrowing costs, which continue to this day. Long-established businesses with strong reputations and a loyal customer base reported the most positive results. This is still a market of opportunity, particularly in the food and drink sector, with owner's keen to engage at competitive prices.

Despite the uncertainty, It is still a busy sector and Vickery Holman are winning market share and success for their clients. There have been several recent sales for our team to include the Watermouth Lodge Park in North Devon, The Kerenza Hotel in Bude and the Sea Shanty, Branscombe letting. These followed other site sales in Cornwall with the Ship Inn, Portloe and the Blue Anchor, Fraddon, and The Windwhistle, Cricket St Thoms, Somerset – all for existing trading use.

The first half for 2026 has been noticeably busier with a number of deals agreed and transacted. The pipeline is stronger than this time last year and although events overseas have brought more caution, in the main applicants are looking to press on with purchases and lettings and keen to transact, albeit trading concerns are still quiet with less applicant take up. The second half has been slower and we expect greater activity following the budget.

New opportunities such as the Falmouth Arms, Ladock, Penmre Manor, Falmouth and the stunning Loe Beach are well located substantial freeholds for new owners to purchase, invest and run.

MEET OUR TEAM

Hospitality and leisure



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AGENCY LEISURE OPPORTUNITIES

Please see a selection of our Leisure Properties on the market



Loe Beach
Feock

Guide Price £3 Million

Outstanding location
4th generation ownership - very rare opportunity
78 metre foreshore with land holding to mean low water
Car park income
Tenant income includes boat staorage, watersports, sailing school, Efoil, Café and sauna
Overall landholding of 6.2 acres
Best and finals offers by 28th October 2026



Penmere Manor Hotel
Falmouth

Guide Price £1.95 Million

Established independent hotel
Grade II listed country house style
37 letting bedrooms
Leisure suite
Restaurant (80) and bar (24)
Function room (30)
Boardroom (12)
2.94 acre woodland setting
c1 mile from Falmouth harbour
Net annual sales excess £1.1m
Opportunity for growth

AGENCY LEISURE OPPORTUNITIES

Please see a selection of our Leisure Properties on the market



The Beach House, Widemouth Bay

Guide Price £2.3 Million

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 £2.5 Million

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

AGENCY LEISURE OPPORTUNITIES

Please see a selection of our Leisure Properties on the market



Core Bar and Nightclub, Exeter

Guide Price Excess £425,000

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



Primrose Farm, Nr Truro

Guide Price £1,325,000

5.94 acres
Caravan, camping and glamping
4 bed family home
PP for expansion
Licenced for 60 pitches and 9 camping
2 bed lodge, 3x Safari tents
6x Bell tents
Hot tubs
New toilets blocks
Considerable recent investment

AGENCY LEISURE OPPORTUNITIES

Please see a selection of our Leisure Properties on the market



Bridge House, Boscastle

Guide Price £575,000

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)

AGENCY LEISURE OPPORTUNITIES



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



Successful Cornish Restaurant – Excess £499,000 60-year family ownership, 100 covers. Profitable site in distinctive surroundings.



Hunting Lodge, Cadleigh - £750,000
Extensive trade areas c140 iinternal covers over Public bar, restaurant and snug plus 80 cover function room, 0.5 acre site with large car park
3 unused letting bedrooms,Sales c£600k pa.



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



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.



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.

AGENCY LEISURE OPPORTUNITIES



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



Beachcomber Development - Woolacombe
Exciting new development opening Spring 2027. Two units available for leisure uses.



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



Exeter Inn, Topsham - £395,000 (plus VAT)
Traditional pub in estuary village. Rare freehold opportunity. Bar plus accommodation, include rear outhouses.



Gissons Inn, Kennford- New lease terms
Extensive food and drink opportunity. Well known and busy location. Experienced operators only. c200 covers and c50 external.



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

AGENCY LEISURE OPPORTUNITIES



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



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



Bullers Arms, Landrake - £565,000
Popular village inn, considerable improvements to include new 2 bed cottage. 3 bed flat. Smart trade areas and lots of local support.



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



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

AGENCY LEISURE OPPORTUNITIES



Chichester Arms, Bishops Tawton – Guide rent £40,000 per annum free of brewery tie. Great curb appeal with public bar, back bar and restaurant. 2 bed flat.



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 £225,000 Grade II Listed building with second floor living accommodation. Popular moorland town – requires investment



The Ring of Bells, West Alvington
New free of tie lease for village pub between Kingsbridge and Salcombe. Public bar and restaurant, 4 lettings rooms and 2 bedroom flat.

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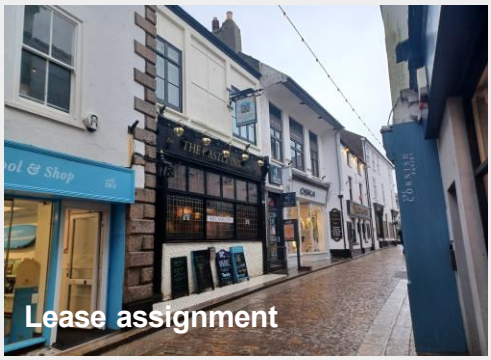


Confidential Going Concern Sale – Guide £425,000. City suburb freehouse. Trades from restricted sessions and wet sales only. O.23 acre site and may suit development (STP).



Mount Ambrose Inn - £35,000 premium
Well maintained community pub. Single bar operation. Trades well with opportunities for growth. Lease assignment.

AGENCY LEISURE OPPORTUNITIES



The Castle Inn, St Ives – Guide price £195,000
Busy and simply run venue with smart apartment over. Honeypot location.



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



The Old Malthouse, Exeter – Guide price £475,000. City centre freehold. Former restaurant. PP for 7 apartments.



Detached Hotel Nr Bude – OIEO £950,000
Acting for joint fixed charged receivers – recently closed. 23 letting bedrooms. Lounge, cocktail bar & restaurant.



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.



Rifle Volunteer, St Anns Chapel – £50,000
Well known and previously successful freehouse available as a lease assignment. Rent (free of tie) £50,000 per annum. Extensive trade areas and 4 bed owners.

AGENCY LEISURE OPPORTUNITIES



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



Cornish Arms Inn, Pendoggett - OIEO £400,000 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.



The Maple, Cleeve – new letting of busy roadside bar restaurant. New 5 year lease available. Guide rent £32,000 pax.



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.



Windwhistle Inn, Cricket St Thomas - £850,000 Freehold. Substantial roadside public house with extensive trade areas both inside and out. Closed with no trading accounts.

AGENCY LEISURE OPPORTUNITIES



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.



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



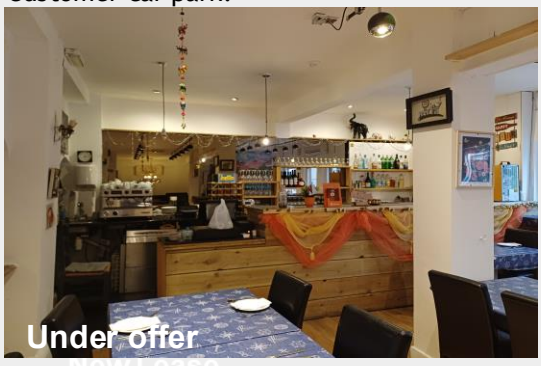
The Falmouth arms, Ladock £650,000
Smart, centrally located village inn with reputation for good food. 4 Letting rooms, riverside car park and much opportunity for growth and repositioning.



Red Lion Inn, Chulmleigh – Guide Price £545,000 Popular village Inn; smart public bar and restaurant. Function room. 4 letting rooms + apartment. Customer car park.



Mariners, Falmouth – Freehold £675,000 plus VAT.
Substantial Georgian townhouse set out as bar, café and letting room plus owner apartment.



9a River Street, Truro – Freehold £150,000
Interesting freehold property in central Truro with ground floor restaurant and first floor kitchens. Owner may consider leasing

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