



The Westward Inn
Lee Mill Bridge, Ivybridge, Devon
PL21 9EE

£8,500



£8,500 is the rent deposit.

**In addition, funds will be needed
for stock and working capital.**

**Fixtures and Fittings can be
bought over a period of time.**

FEATURES

- Devon town – Busy pub, restaurant & venue
- Main bar for 40 and restaurant for 60
- Professional commercial kitchens
- Two function rooms with skittle alley for 140
- Trade patio and car park for 50
- En-suite letting room
- Three bedroom self-contained accommodation

LOCATION

Ivybridge is a town in Devon lying 13 miles east of Plymouth. It is at the southern edge of Dartmoor National Park and lies along the A38 "Devon Expressway" road. The town has undergone rapid growth and was designated as the fastest growing town in Europe, the construction of the A38 "Devon Expressway" adjacent to the town significantly contributed to the town's growth.

The Westward Inn is situated on the edge of Ivybridge.

THE BUSINESS PREMISES

Main Dining Room

(also approached with vestibule from car park)
With overall seating for around 80.

A well presented and well decorated room.

Bar Servery

Is fully fitted behind with a range of equipment.

Behind the bar there is a further range of equipment, wash up space etc.

Ladies & Gents WCs

Main Public Bar

Currently laid to seat around 40 with plenty of vertical drinking space.

This area incorporates a pool area with AWP and flat screen TV.

A further Bar Servery has panelled front and full range of equipment behind.

Ladies & Gents WCs (second set)

Cellar

Commercial Kitchens

Very well fitted commercial kitchens include a long professional canopy and an extensive range of commercial catering equipment, wash up, prep area and cold store.



Lower Ground Floor Trading Areas

Skittle Alley / Function Room 1 / Bar

With a maximum capacity of circa 50. This room is used regularly.

Separate Bar Servery

Fully fitted.

Function Room 2

With capacity for around 90.

A well presented space with exposed stone walls and a projector for showing live events.

Ladies & Gents WCs (third set)

PRIVATE ACCOMMODATION

Is a self-contained apartment on the First Floor and consists of:

Three Bedrooms (two doubles and one large single)

Two Bathrooms

Kitchen

Lounge

Office

Storeroom

On the Second Floor:

Two large attic rooms

LETTING ROOM

With its own access to the side of the car park and comprises:

Double Bedroom

With TV, domestic fridge, tea and coffee making facilities.

Leading to:

En-Suite Bathroom

With panelled bath with shower over, pedestal wash hand basin and low level flush WC.



OUTSIDE

Beer Garden

Is partly covered and situated to the side and seats around 45.

Outside Front

There is seating for around 12.

Car Park

For over 50 vehicles.



THE PROPERTY

Stands at the corner of a terrace, built of traditional stone under a pitched tiled roof. The property benefits from central heating and mains services.

THE BUSINESS

Is open and trading.

We do not hold any accounting information nor can we warrant any trading figures. We are verbally advised that annual sales were circa £500,000 in 2025.



TENURE

The Westward Inn is subject to a brand new agreement with St Austell Brewery.

There will be a tie to St Austell Brewery for wet sales products.

Annual rent is quoted at £34,000.



Rateable Value

From 1 April 2026 it will be £24,000. This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-4989-1744-3036-3680>

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
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