



The Westward Inn

Lee Mill Bridge, Ivybridge, Devon PL21 9EE

**New Tenancy - Rent Deposit
£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
- Weekly takings around £10,000 under temporary management
- Great business with scope to improve
- Main bar for 40 and restaurant for 80
- 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 sits at the southern edge of Dartmoor National Park and lies along the A38 "Devon Expressway".

The town has grown considerably in recent decades, helped in large part by the construction of the A38 "Devon Expressway" alongside it.

The Westward Inn is situated on the edge of Ivybridge.

THE BUSINESS PREMISES

Main Dining Room

Also approached via a vestibule from the car park, with overall seating for around 80. A well presented and well decorated room.

Bar Servery

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 a 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 – Skittle Alley / Function Room 1 / Bar

With a maximum capacity of circa 50. This room is used regularly. Separate, fully fitted bar servery.

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)

Letting Room

With its own access to the side of the car park. Double bedroom with TV, domestic fridge, tea and coffee making facilities, leading to an en-suite bathroom with panelled bath with shower over, pedestal wash hand basin and low level flush WC.

PRIVATE ACCOMMODATION

First Floor

A self-contained apartment comprising three bedrooms (two doubles and one large single), two bathrooms, kitchen, lounge, office and storeroom.

Second Floor

Two large attic rooms.

OUTSIDE

Beer Garden

Partly covered and situated to the side, seating around 45.

Outside Front

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

The business is open and trading, currently run by a temporary management team with weekly takings of around £10,000.

This is a great business with scope to improve.

We do not hold any accounting information nor can we warrant any trading figures.

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 the rateable value will be £24,000. This is not what you will pay.

EPC: find-energy-certificate.service.gov.uk/energy-certificate/0350-4989-1744-3036-3680

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

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