SPROSEN GROSVENOR

Commercial Property Agents & Valuers

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The Charleton Inn

West Charleton, Kingsbridge, Devon, TQ7 2AH

Rent Deposit £10,000
Rent £40,000 p.a.



Completely free of tie. Rent £40,000 per annum. Rent deposit £10,000 (3 months' rent). Fixtures and fittings can be purchased over a period of time.



FEATURES

- Extensively refurbished village freehouse on the A379 between Salcombe and Dartmouth
- Open-plan lounge bar and elevated restaurant – around 40 covers in total
- Fully refitted catering kitchen and ground-floor chilled beer store
- Courtyard beer garden and front terrace beer garden
- Suitable to be operated as a restaurant
- Completely free of tie – rent £40,000 per annum, rent deposit £10,000
- Two separate two-bedroom apartments, plus an office with en-suite
- One apartment let, producing £680 per month net of agent's fees
- Turnkey – high-quality refurbishment throughout

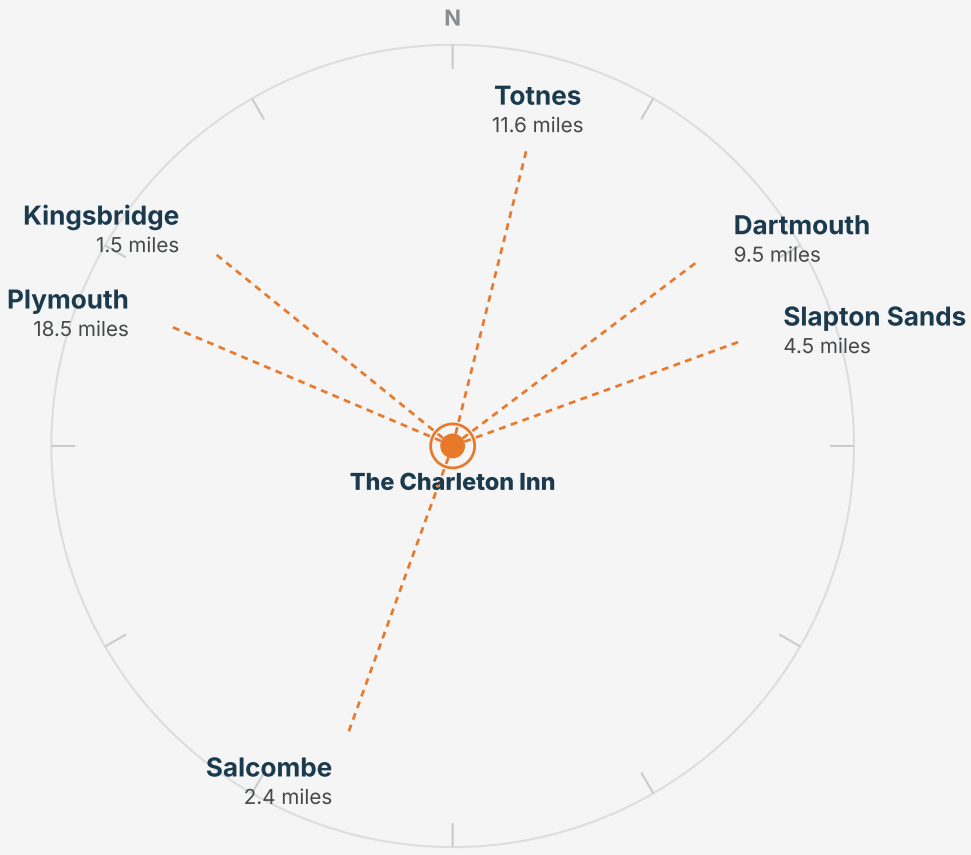
Sprosen Commercial Ltd T/A Sprosen Grosvenor. Registered in England 09117969.

LOCATION

The Charleton Inn enjoys a prime, highly visible position in the popular village of West Charleton, on the busy A379 coast road between Kingsbridge, Salcombe and Dartmouth, in the heart of the South Hams and the South Devon National Landscape.

The South Hams is one of the most affluent and sought-after parts of the South West, known for its quality of life, high-value homes and thriving food and drink scene. The pub benefits from all-year-round trade from the established local community and the well-populated nearby towns of Kingsbridge, Salcombe, Dartmouth and Totnes, with the city of Plymouth within easy reach.

This is boosted by a strong tourist trade, with visitor numbers rising significantly through the spring and summer months. West Charleton sits on the Kingsbridge Estuary, close to the beaches at Slapton Sands, Torcross, Beesands and Mill Bay, the South West Coast Path and the many second homes and holiday lets of the area.



Location plan – not to scale. Distances approximate, as the crow flies

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THE BUSINESS PREMISES

Side Entrance and WCs
A side entrance leads to recently renovated male and female WCs.

Lounge Bar
An open-plan lounge bar with flagstone floor, oak-panelled bar servery, beamed ceiling and a rustic brick fireplace with multifuel stove, seating around 20.

Restaurant
An elevated restaurant area with wooden tables and chairs, seating a further 20 (around 40 covers in total).

Kitchen
A fully refitted commercial catering kitchen with stainless steel extraction canopy and modern equipment.

Beer Store
A ground-floor chilled beer store with cask racking.

ACCOMMODATION

Apartment One
A stylish, high-quality two-bedroom apartment with a double bedroom, a twin bedroom, an open-plan lounge/kitchen/diner and bathroom/WC.

Apartment Two
A separate two-bedroom apartment, currently let and producing an income of £680 per month (£8,160 per annum) net of agent's fees.

Office with En-Suite
A further office with its own en-suite facilities.

OUTSIDE

Beer Gardens
An attractive courtyard beer garden, plus a paved front terrace beer garden with tables and benches, enclosed by timber fencing.

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THE BUSINESS

The Charleton Inn is currently closed. It has been a thriving business in the recent past; however, we cannot warrant any trading figures.

Bought by the current owners when it needed major renovation, the pub has since been extensively improved, with substantial investment in both the trade areas and the accommodation. With trade rising sharply through the summer months, this is an excellent opportunity for an incoming operator to reopen a fully refurbished, turnkey business. In addition, one of the two apartments is let, producing £680 per month (£8,160 per annum) net of agent's fees.

Further trading information can be provided to interested parties on request to the agent.

TENURE

The property is available to let on a new lease, **completely free of tie**, on terms to be agreed.

Rent: £40,000 per annum, including both two-bedroom apartments.

Rent deposit: £10,000 (3 months' rent), payable on completion.

One apartment is currently let, producing an income of £680 per month (£8,160 per annum) net of agent's fees, reducing the effective rent to circa £31,840 per annum.

RATEABLE VALUE

Rateable Value (from 1 April 2026): £23,500, increased from £7,900 previously.

We estimate rates payable at £4,000 – £4,500 per annum for 2026/27. These figures are estimates only.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

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

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

Website: www.sprosen.com

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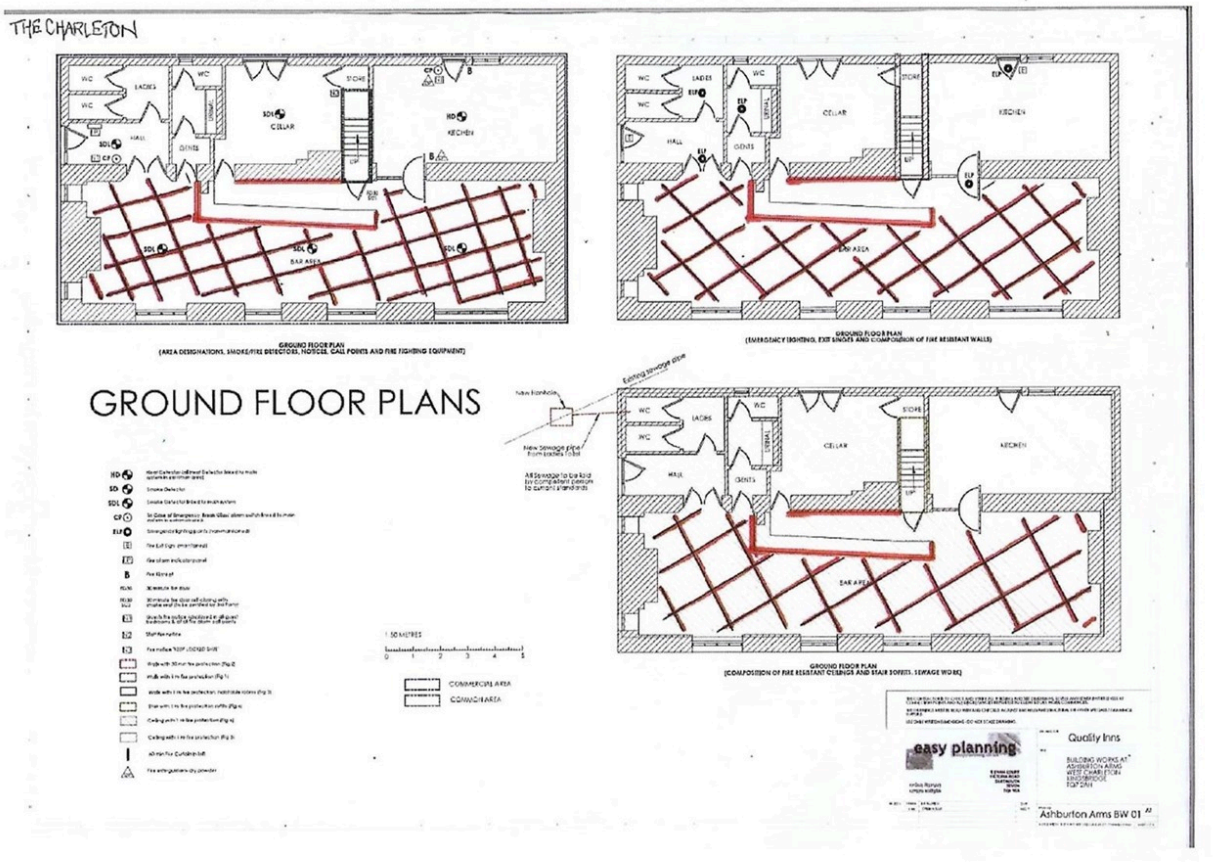
FLOOR PLAN



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PHOTOGRAPHS













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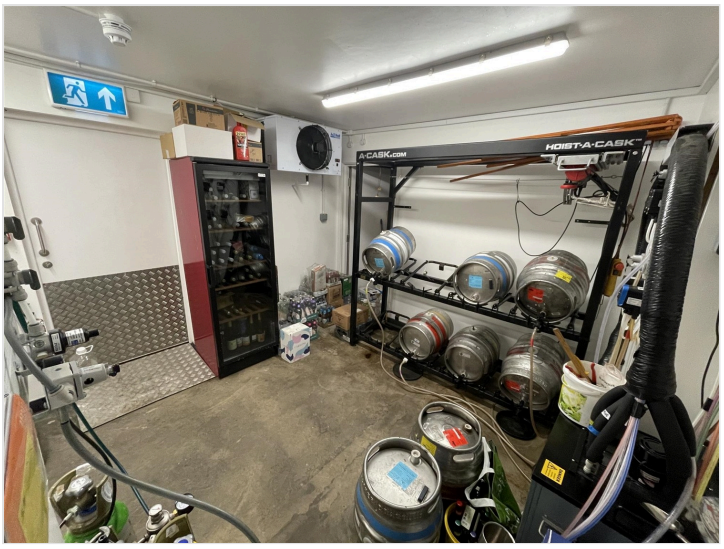
PHOTOGRAPHS











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