



REF: 780

The Abbey Inn

30 Buckfast Road, Buckfastleigh,
Devon TQ11 0EA

£15,000



£15,000 is thought to be the minimum amount of cash needed in order to enter this superb pub business.

Included within this figure will be rent deposit of £7,500, stock and glassware at valuation, some advance rent and working capital.

New operators will be required to purchase the fixtures but this can be agreed over a period of time.

FEATURES

- Riverside coaching Inn on the edge of Exmoor
- Sales of £550,000 net of VAT with great scope
- With eight en-suite letting rooms
- Only two minutes from the busy A38
- Restaurant and bar seat over 70 with period features
- Owners flat with three bedrooms & office
- Outside areas for 110 and car park for around 30 vehicles
- In the historic Devonshire village of Buckfastleigh
- Camping nearby on-site – tents and caravans

LOCATION

Buckfastleigh is a market town in Devon, situated beside the Devon Expressway (A38) at the edge of the Dartmoor National Park. It is 18 miles (29 km) east-northeast of Plymouth, 20 miles (32 km) southwest of Exeter. It is a centre of tourism and is home to Buckfast Abbey and South Devon Railway.

Our subject property is situated on the main road into Buckfastleigh, 2 minutes from the A38.

This beloved establishment traces its roots back to the 19th Century when it first opened its doors to locals and travellers, originally serving as a coaching inn.

THE BUSINESS PREMISES

Main Entrance

Leads into a small porch which is painted render and largely glazed.

Public Bar

Is floor boarded throughout with half painted panelled walls and render above. Beautifully decorated and with traditional seating for 22. The area benefits from a superb feature fireplace with mirrors above, large flatscreen TV in situ.

Bar Servery

Is located in this area and consists of a flagstone walkway with painted wooden panelled front, hardwood top and above bar painted wooden panelled with blackboard inserts.

Behind the bar is non-slip Altro flooring, double bottle cooler, single bottle cooler, glass washer. The back bar is painted panelled wood with mirrored insert, all in traditional pub style.

The pub is open-plan but with:

Restaurant

Carpeted throughout with three-quarter painted panelled walls, painted render above and feature ceilings. A feature fireplace is located in this area. There is traditional pub seating for 28. Large windows overlooking the patio area and the beautiful River Dart.

Leading from here up a flight of stairs is:

Gents WC

With three urinals, two low level flush WCs. Tiled and recently refurbished.

Overflow Customer Area

Is carpeted with half panelled painted walls with render above and patio doors out on to the flagstone balcony. This area benefits from a large stone inglenook feature fireplace and comfortable seating for 20.



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Leading from here is:

Ladies WC

With two low level flush WCs.

Disabled WC

Is located next to the Ladies WCs.

All toilets are tiled and in fantastic condition.

Commercial Kitchen

With Altro flooring and UPVC cladded walls. Fully equipped with rational, 6-burner, double deep fat fryer, sink, eight fridges, commercial microwave and stainless steel work surfaces.

Storage Area

Is located off the commercial kitchen and:

Wash-up Area

Consisting of a dishwasher, sink and drainer.

Cellar

With delivery at ground level it is accessed via a flight of steps from the main trading area through a storage area which contains two chest freezers.

LETTING ACCOMMODATION

Is accessed from within the pub via a flight of carpeted stairs and consists of:

FIRST FLOOR

Four Letting Bedrooms

All are double rooms with en-suites.

This area also benefits from a good size lobby with comfortable seating.

Utility Room

A small utility room located is also on the first floor.

SECOND FLOOR

Four Letting Bedrooms

All are double/twin rooms with en-suites.

PRIVATE ACCOMMODATION

Consists of a:

Large kitchen/Lounge/Diner

Double bedroom with en-suite

Two further bedrooms and WC – in need of decoration

Office



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OUTSIDE

Patio Area

Along the front of the pub which caters for 80 seated customers.

There is also a dedicated smoking area for a further 8 seated customers.

There is a further covered patio area for 30 which is also available for private hire.

Car Park

Has spaces for 30 vehicles.

THE BUILDING

Is a detached stone and brick painted rendered building under a slate roof.

THE BUSINESS

Is currently open and trading.

We are advised that annual sales are circa £550,000 net of VAT. We cannot warrant trading accounts.

TENURE

The business is available on the basis of a brand new tenancy agreement with St Austell Brewery. The five year tenancy is protected by the Landlord & Tenant Act (therefore fully renewable) and tenants can give 6 months' notice at any time during the agreement.

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

Annual rent is circa £30,000.

Rateable Value

From April 2026 is £31,000. This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6510-6471-0823-3039-7360>



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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