



REF: 797

The Bettle & Chisel
114 High Street, Delabole, Cornwall
PL33 9AQ

Rent Deposit
£5,000



£5,000 is the rent deposit payable to the landlord.

In addition, funds will be required for stock, working capital and advance rent.

Fixtures and fittings value to be confirmed but can be purchased over a period of time.



FEATURES

- Charming village public house on Cornwall's coast
- Characterful throughout 19th century building and rich in heritage with striking slate features
- Bar and restaurant
- Commercial kitchen
- Separate letting accommodation
- Private accommodation
- Beer garden
- Car park

LOCATION

Delabole is a large village in north Cornwall, about a mile from the rugged North Cornwall coast and close to Tintagel, Boscastle and Port Isaac.

The village is best known for the famous Delabole Slate Quarry, one of the oldest working slate quarries in England. Slate has been extracted there for centuries and used on buildings throughout Britain and beyond.

Delabole lies within the Cornwall Area of Outstanding Natural Beauty and heart of "King Arthur Country".

It is surrounded by dramatic countryside, coastal walks and moorland scenery.

The village also became known for Britain's first commercial wind farm, opened nearby in 1991, which helped promote renewable energy in Cornwall.

The Bettle & Chisel is located in the heart of the village, perfectly positioned for both locals and visitors.

THE BUSINESS PREMISES

Entrance

Leads to:

Bar

Bar Servery

Restaurant

Ladies & Gents WCs

Commercial Kitchen

LETTING ACCOMMODATION

The property benefits from a self-contained B&B accommodation in the barn at the rear.

PRIVATE ACCOMMODATION

Comprises three bedrooms, offering convenient and comfortable living for operators.



OUTSIDE

Beer Garden

Spacious with a dedicated outdoor bar area.

Large Car Park

THE PROPERTY

Is a detached 19th century stone building of painted render under a slate roof.

THE BUSINESS

Is open and trading.

The pub benefits from strong year-round trade and creates a superb destination setting suited to families, events and thriving holiday trade during the busy summer season, serving tourists exploring Cornwall.

Red Oak Taverns is seeking someone after an on-site lifestyle, ideally a couple or partnership, though a capable single operator could also thrive, with potential to maximise both food and wet-led trade.

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

TENURE

The Bettle & Chisel is available on the basis of a 5-year (TAW initially) agreement with Red Oak Taverns.

There will be a tie for beers, ciders and lagers (free of tie for wines, spirits and non-postmix minerals).

Annual rent is quoted at £17,000.

Rateable Value

From 1 April 2026 the sum is £12,250.

This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6459-3928-4239-5246-9809>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
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