Vickery Holman
Property Consultants

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Bettesworths

For Sale

Guide: offers in excess of £1.4m

Fingle Bridge Inn, Drewsteignton, Exeter, Devon EX6 6PW

0.92 Acres
(0.37 Hectares)

Summary

- Landmark Riverside Inn
- First time ever on the open market
- Successful and profitable venue
- Extensive inside and outside trading areas
- Three bedroom house plus large 4 bedroom apartment (may split)
- Considerable scope to further increase profile and sales
- Historical setting
- Extensive car parking
- c5 miles from A30 (Whiddon Down)

Location:

Fingle Bridge is a uniquely popular destination which is visited by countless locals and tourists alike, all of whom relish its idyllic location deep within a wooded valley on the banks of the River Teign and close to the picturesque village of Drewsteignton. The surrounding area includes Woodland Trust and National Trust maintained ownerships and despite its destination setting the A30 at either Cheriton Bishop or Whiddon Down is only a 10 minute drive.

Description:

The sale of the Fingle Bridge Inn and the Angler's Rest presents an extremely rare opportunity to purchase one of the South West's premium riverside and Dartmoor National Park's venues. Nestled deep in the wooded Fingle Gorge and next to the Teign River, yet only a 10 minute drive to the A30, the venue has been run by the landlord's family followed by the current tenants without ever coming on the open market.

The owners and tenants are combining to sell both the freehold and the business. As joint agents we are aware that Fingle Bridge is an extremely popular location from which to explore the riverside and woodland walks, together with the added attraction of the landmark Castle Drogo nearby.

The business operates as a licensed bar and restaurant with a split of trade 70/30 in favour of food. There is ample opportunity to build on existing revenue with longer opening hours and higher profile marketing. The extensive accommodation may also suit for letting income, subject to suitable planning. The current operators are looking to come out of the trade after over 20 years at the helm.

Commercial Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

Access to the trade areas is via the tiered beer garden and terraces above the river.
The entrance porch leads to the **public bar**, an irregular shaped room of 81.1 sqm. which has a wooden bar servery with separate food order point. The double riverside doors lead into the restaurant/function room. The public bar has space for a minimum of 60 covers and has attractive exposed ceiling beams and two woodburners [not tested] and windows giving wonderful views of the river.

The **restaurant** (13.6mx6.7m) is usually laid out for 70 covers but can also accommodate up to 120 in a more formal seating arrangement. Again, there are dual aspect windows with views over the river, bridge and up into surrounding woodland. It is an ideal room for formal dinners, family gatherings and celebrations of all kinds. The bar and restaurant have interconnecting doors and radiators throughout [boiler in staff WC]. Further seating for up to 145 is also available on the outside picturesque riverside terraces .

The WCs include accessible and baby changing unit. There is an area behind the main bar which serves as a coffee/tea making and storage area . Another store room off the restaurant is used as a downstairs office.

At the front of the pub as you enter over the little bridge is an outside shelter which also has an access to the store room inside. In the past this has been used as an entrance for weddings and as an outside bar area. The inner part of this is now used as storage.

The **kitchen** (6.7mx5.2m and 4.4mx1.8m plus recess)is fully fitted with commercial units with an extraction system (not tested) and includes a food prep area with more storage. Off the main kitchen is a rear access door with rear lobby, staff WC and access to the Angler's Rest. In addition there is a fully functioning walk- in cold room and beer cellar, to the rear of the main building with access for deliveries. As part of the business area there are two outside sheds, one for deliveries and one housing extra deep freezes and with water connected for use as a veg prep area if required.

Living Accommodation:

The Anglers Rest is the house connected to the Inn and was built by the owner's in 1970-71. It comprises a self-contained three-bedroomed home.
Main entrance and access to the **lounge** and **kitchen/diner**, hallway with internal access to the Inn, downstairs WC. The lounge (6.2mx4.1m), which has large picture windows to the front , also has a fitted woodburner (not tested) and a connecting door to the kitchen/diner . The latter (6.1mx4.9m including rear lobby) has fully fitted modern units and a door to outside via the rear lobby. There are radiators in every room, the boiler for which is located in the rear lobby of the house. First floor landing with access to the Angler's Rest apartment. Under eaves storage. Bathroom with bath, shower and WC. **Bedroom** (3.6mx2.8m into dormer), Bedroom (4.6mx3.4m into dormer), **Bedroom** (4.3mx4.5m into dormer). All bedrooms have under eave storage and radiators and the whole will be found in good order throughout.

Anglers Rest Apartment can be accessed via a first-floor roof terrace or internally via the house, the accommodation may suit subdivision in a variety of different ways but is currently laid out as one dwelling. Please note interconnecting doors between the house and apartment. The apartment was built in 1985 with further extensions added in 2006.

From the front entrance the inner hall leads to an **office** (3.3mx2.4m), **utility room** (3.6mx1.9m) with skylight, second **kitchen** (3.2mx1.9m) with skylight. **Bedroom** (5.8mx4.6m to head height) Velux style windows and ensuite bathroom. **Bedroom** (4.8m to head height x 3.8m plus 3.5mx2.1m) window to side and Velux style window and ensuite bathroom. These two bedrooms have been used with great success as teenage bedsits with a shared kitchen! Inner lobby with access to **Bedroom** (5.5mx2.7m to head height) with ensuite bathroom. Lounge (5.8mx3.5m plus dormer window to front).

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Kitchen (3.3mx3m) with fully fitted units plus lounge/diner (6.9mx3.2m plus dormer). Further lobby to **bedroom** (4.3mx3.3m), bathroom [(iring cupboard with central heating boiler) and storage area. All rooms have radiators and there are numerous power points throughout. The whole is in excellent decorative order.

External :

In addition to the picturesque riverside terrace there is customer parking for c50 vehicles, The private owner's area includes access to the house and apartment with a parking area for up to 6 vehicles. Calor gas tank. Timber single storey stores with power to include log store , small side store and larger workshop (5.7mx3.7m).

Trading hours:

- Monday and Tuesday: Open 11am-5pm Food: 11am-3pm
- Wednesday -Saturday: Open 11am-9pm Food:11am-8pm
- Sunday: Open 11am-5.30pm Food:11am-4.30pm

Winter opening hours may differ. The pub is usually closed for two weeks in January.

Services:

We understand that mains electricity, water and private drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Planning:

Sui Generis for licenced pub and restaurant use. Noted within the historical environment record as a tea rooms from 1897 and rebuilt in 1957.

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £29,750 of which rates payable is 49.9p in the £ and a further 40% discount until March 2026 meaning rates payable of £8,907.15. Rateable Value from 1st April 2026 is £50,000 with rate payable of £8,706.74. Interested parties are advised to confirm the rating liability with the local council. Council tax band for Angler's Rest B and flat A.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available on a freehold basis with a lease in place (which can be surrendered) from a guide of offers in excess £1.4m. The freeholder and leaseholder will be working together to sell the land and property with the business as a going concern to include the trade inventory, with stock in addition and at valauation. TUPE will apply.

Trading accounts are available on agreement to non disclosure and an understanding of the applicant's background and ability.

All best and final offers in writing to the joint sole agents by Midday on Friday 21st November 2025. Applicant's will need to include proof of funds, full buyer details and expected timetable to complete a purchase. Solicitor details also required.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has not been elected for VAT and therefore VAT will not be charged on the price.

Further information and viewings:

For further information or to arrange a viewing please contact the joint agents. Applicants are not to contact staff or owner's directly and to respect this is a going concern sale.

CONTACT THE AGENT

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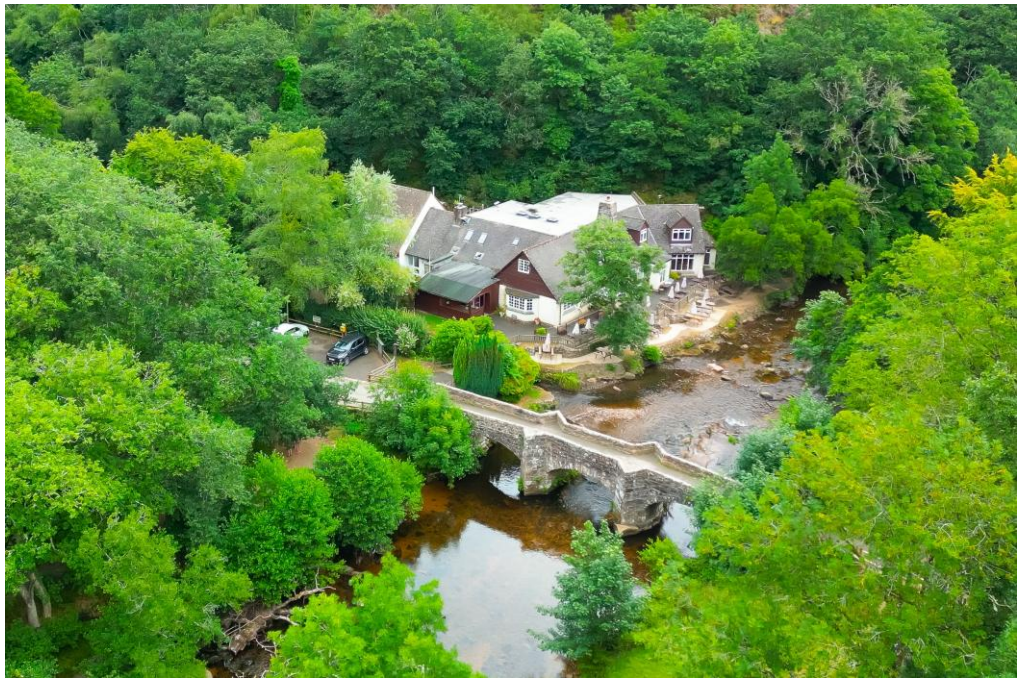

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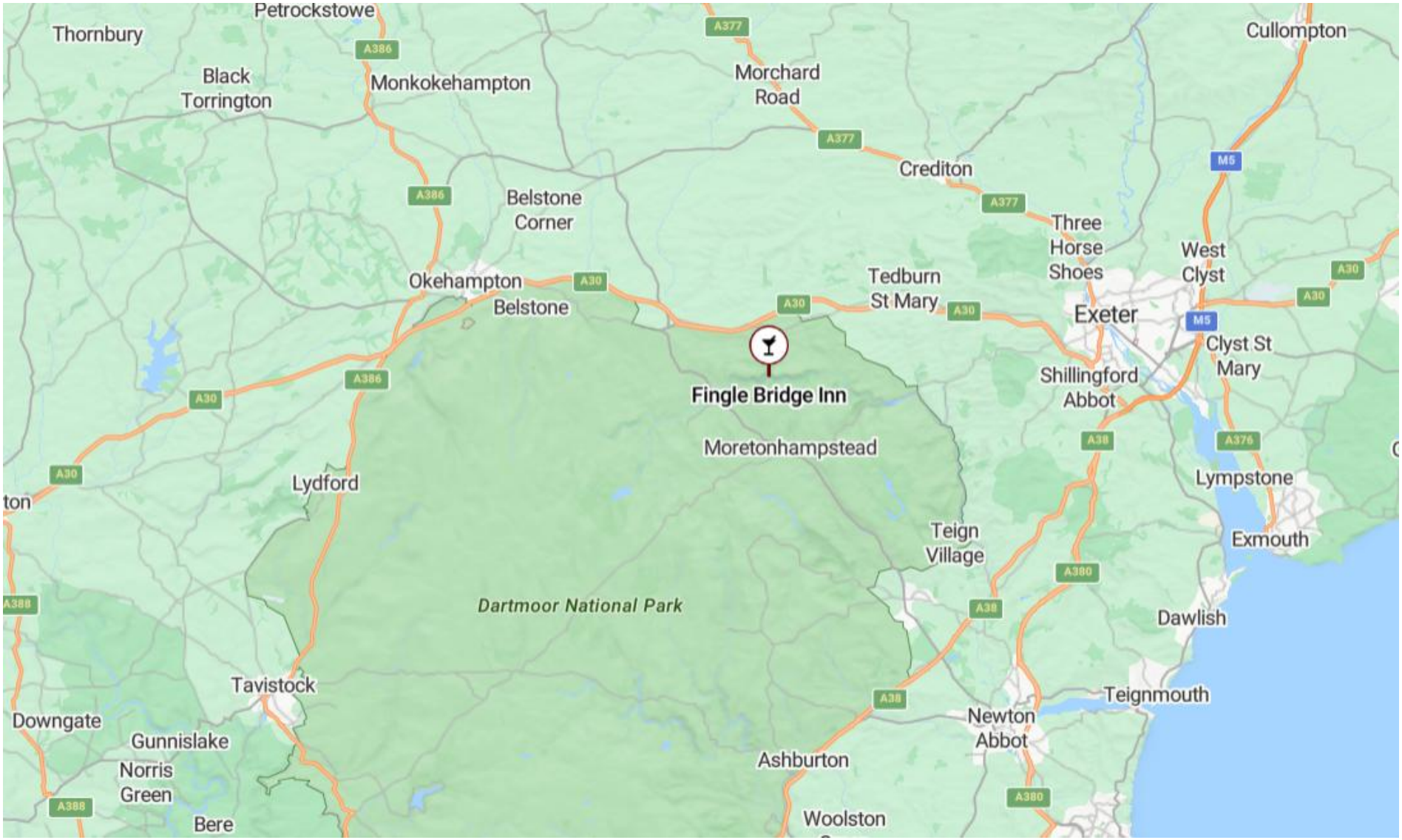

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