

**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol



**Best and Final Offers Invited by 20<sup>th</sup> March 2026**

**For Sale**

**£395,000 (plus VAT) Exeter Inn, 68 High Street, Topsham, Exeter, Devon EX3 0DY**

**0.12 Acres  
(0.05 Hectares)**

# Summary

- Traditional public house in sought after estuary town
- Best and final offers by midday 20<sup>th</sup> March 2026
- Ground floor public bar with central bar servery
- Ground floor kitchen and lounge with 5 bedrooms on first floor
- Customer beer garden
- Enclosed courtyard with outbuildings
- Detached property at the end of the High Street
- Rare Freehouse opportunity in this location

## Location:

Topsham is situated to the South of Exeter on the east side of the River Exe between Exmouth and Exeter. The town and ward has a population of over 10,000 and has grown considerably in the past 10 years. Topsham was designated a town by a 1300 royal charter, until the Exeter urban district was formed. It is served by Topsham railway station on the branch line to Exmouth.

Topsham is around 5 miles south of Exeter. Exeter is well served by transport communications with the M5 running to the east of the city, an Intercity railway station and a regional airport a short distance to the east of the city.

The Exeter Inn is at the Exeter end of the High Street.

## Description:

The Exeter Inn has long history as a public house and is a detached, locally listed, building on Fore Street within the Topsham conservation area. Please note that the agent nor their clients have previous trading accounts.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Customer entrance via lobby to open plan public bar comprise three interconnecting rooms. Central bar (7.1m x 4.7m) with long bar servery, corner seating area and space for 12 covers. Feature open fireplace. Seating area (9m x 3.6m) with triple aspect and providing space for 24 covers. Exposed ceiling beams. Feature fireplace. Rear seating area (4.7m x 3.9m) with space for 8 covers and having access to courtyard beer garden, ladies and gents WCs, back of house/upper floor. Beer cellar (5.5mx 1.8m).

## Private Accommodation:

Ground floor lounge (4.8m x 3.7m) through to kitchen (5m x 2.4m) with gas fired boiler and rear access door. First floor with landing and access to shower room and WC and separate bathroom and WC, Bed room 1 (4.8m x 3.7m) with WC and wash hand basin, Bedroom 2 (3.7m x 3.5m). Bedroom 3 (4.2m x 3.5m), Bedroom 4 (3.7m x 3.5m). Bedroom 5 (5m x 2.4m).

## Outside:

To the side of the of the property there is a single parking space and the enclosed courtyard can provide vehicular parking to the rear for a further 2/3 cars. Enclosed beer garden with part covered smoking area. Rear courtyard with outbuildings understood to have been a former blacksmiths which provide useful storage over a number of interconnecting rooms and one self contained wood store - in all c70 sqm/750sqft.

## Services:

We understand that mains electricity, water and 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:

C (61) expired 2022 and new report being undertaken.

## Planning:

Sui Generis for pub use. The premises licence will transfer on sale.

## Business Rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £15,200 until April 2026. This is not what you pay and please check this directly. Current government support in the sector provides for 40% relief on rates payable.

Council tax band B.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The Exeter Inn is available freehold with a guide price of £395,000 plus VAT.

## Conditions of Sale:

The Purchaser will be required to pay an abortive legal fee deposit of £5000 (to be held by the Seller's solicitor) prior to the release of the legal package.

The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.

The Seller will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Seller is unable show good title (assuming any issue arising cannot reasonably be covered by insurance) or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit. Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price. Completion to be 15 working days thereafter

## Required Capital:

Applicants must be able to demonstrate sufficient funds to support their bid.

## Money Laundering:

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Legal fees:

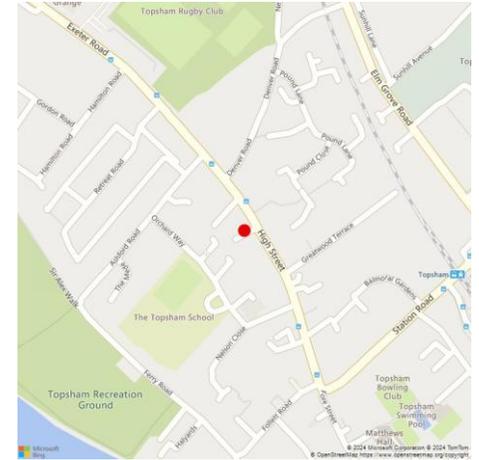
Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

The property is opted to tax and 90% is payable in addition on 90% of the agreed purchase price.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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