



For Sale

Guide price £545,000 plus stock in addition at valuation

The Red Lion , East Street, Chulmleigh, Devon EX18 7DD

Summary

- Central Inn within historic Saxon town
- Considerable investment to celebrate the pub's heritage
- Trades under management with ample upside to increase hours and revenue
- Public bar and separate restaurant
- Function suite and skittle alley
- 4 ensuite letting bedrooms
- Self-contained unit for owner/staff use or letting
- Customer car park and beer garden/terraces
- <https://www.theredlionchulmleigh.co.uk/>

Location:

The Red Lion is central to the town of Chulmleigh on the village square. It is an excellent trading position to serve the local community and surrounding villages, as well as visitors by way of its close proximity to the A377 linking Exeter (c20 miles) to Barnstable (c17 miles). The town has a range of local shops, a golf course, cricket club, stables and community college.

Description:

The Red Lion occupies a central position within Chulmleigh and is a Grade II Listed public house with rooms. From the heritage listing the property is noted as late 18th/early 19th century in construction. It has many original features which creates an attractive and traditional environment, which the current owners have enhanced. The trade areas provide for public bar and break out eating areas plus separate restaurant and useful double height function suite with additional bar servery and mezzanine. With customer car parking, enclosed patio and raised terraces there are also 4 en suite letting rooms and a self contained unit for owner/staff accommodation or additional longer term letting. Presented in good order the site has been run at arms length by owners and ample opportunity exists to increase trading sessions and the overall offer under occupiers. Walk through the property [here](#)

Accommodation:

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

	hectares	acres
Total	0.09	0.23

Separate entrances to the public bar and function suite are from East Street in addition to rear access via the customer car park and beer patio. Independent access for the letting rooms is from the village square.

Public bar (10.9m x 6.1m) A truly characterful bar with impressive bar servery, exposed wooden beams and replaced flagstone style flooring. Main bar with settle seating for 12 and further seating for 18 covers. Feature fireplace with exposed stone surround. Internal access to lobby and first floor letting rooms, kitchen servery, access to office (3.9m x 2.1m), restaurant and lounge bar.

Lounge bar (6.2m x 3.8m) with return bar servery, feature open fireplace, access to beer cellar (5.1m x

2.3m). Access to inner lobby (6m x 2.8m overall). Customer WCs and access to rear beer patio.

Function Suite (11.4m x 6.7m) an impressive mostly double height room with mezzanine. Parquet flooring and skittle alley with corner bar servery, side access door and feature fireplace. Customer WCs, including baby change and accessible WC. Open stairway to mezzanine (6.5m x 3.3m) used as a pool room and with customer access to upper decked beer terrace. From the public bar there is access to the restaurant (10.1m x 4.8m) with flagstone style flooring and space for 28 covers with access to kitchen.

Kitchen (6m x 4.5m average) Fitted commercial kitchen and extraction (not tested) with wash room and separate utility.

The first floor has four lettings bedrooms and self contained unit. Additional boiler room and store. All rooms have been refurbished, including en suites which have double shower cubicles. Bedroom 1 (4.6m x 4.4m inc.) 4 poster bedroom with en suite. Bedroom 2 (5.5m x 3.8m plus lobby) triple room with en suite. Bedroom 3 (6.6m x 4m). Triple bedroom with en suite. Bedroom 4 (3.8m x 3.7m) double bedroom with en suite. Bedroom 5 has been more recently created for either owner/staff accommodation or for additional letting income. This provides for a double bedroom (5.1m x 4.9m) in what was previously a triple letting bedroom with large ensuite shower room. There is a entrance lobby with kitchenette (3.2m x 1.7m).

The outside provides for customer car park (please note that planning exists for a new access from the car park to an additional property to the rear for which the car park will be reconfigured, but with the same amount of spaces (8)). There is an attractive enclosed beer patio with space for 20 covers in addition to a decked level at first floor which provides additional access to the letting bedrooms and provides space for a further 30 covers.

Services:

We understand that mains electricity (three phase), 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:

Awaited.

Planning:

Sui Generis pub and use. Under North Devon planning authority.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value from 1st April 2026 is £28,000. This is not the amount payable and interested parties should check with the local authority.

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

Terms:

The Red Lion is available by way of a transfer of the business as a going concern to include the building freehold, goodwill and trading inventory. There is a short lease in place which can be surrendered or transferred as best suits the buyer's needs. Guide price £545,000 plus stock in addition at valuation.

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:

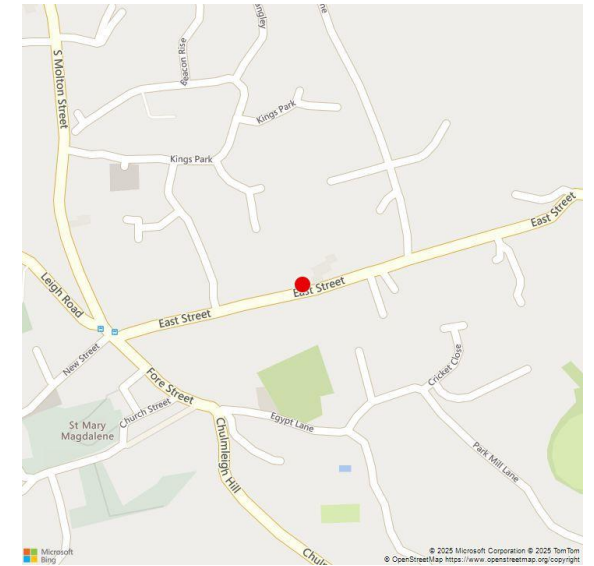
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

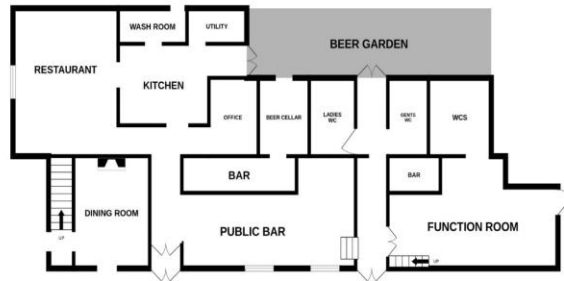
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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