



To Let

£35,000 pa

Ring O' Bells, West Alvington, Kingsbridge, Devon, TQ7 3PG

Summary

- Detached village Inn with rooms
- Trade areas include public bar and restaurant
- 4 Letting bedrooms
- 2 bedroom owner accommodation
- New free of lease lease available
- 20 year term with annual rental of £35,000 on fully repairing and insuring terms
- Roadside location between Kingsbridge and Salcombe
- External trade areas and customer car park (15)

Location:

West Alvington is an attractive village between Kingsbridge (1.4m) and Salcombe (5.5m). The area is very well regarded and areas such as Thurlestone, South Milton, Soar and Bantham are within a very short distance. The business is closest to Kingsbridge, which has a population of c6000 and is a year round 'drive to' destination for holiday makers and day trippers alike.

Description:

Substantial roadside inn in village location between Kingsbridge and Salcombe. In need of refurbishment to reopen. The pub provides for good size customer areas including public bar, back bar and restaurant with space for 76 covers overall. In addition there are external terraces for a further 50 covers and 4 independent letting bedrooms, customer car park and 2 bedroom owner accommodation.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis. Floor area noted as 462.4 sqm from the EPC.

Front and rear customer entrance:

Public bar with wooden bar servery. Chimney with exposed stone surround. Space for 26 covers. Back bar with return bar servery and space for 12 covers. Access to customer WCs. Restaurant with views to side and rear. Space for 32 covers. Double fire doors. Commercial kitchen.

Living accommodation:

Accessed either from ground floor lobby with internal stairway or rear 1st floor walkway. Lounge with triple aspect, kitchen, shower room WC, two bedrooms (one with access to office and secondary external access).

Letting rooms:

Situated at first floor, each with independent access from a 1st floor gantry. Room 1-3 are doubles, each with en suite shower rooms. Room 4 is a family room (4) with en suite shower room.

Outside:

Customer car park (15). Three separate customer seating areas with space for c60 covers.

Services:

We understand that mains electricity, gas, 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 (56)

Planning:

Sui generis for pub use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £15,000 from 1st April 2026. Council tax band A. Interested parties are advised to confirm the rating liability with South Hams council.

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

Terms:

The premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with RPI linked annual rent reviews, collar and capped at 2.5% and 5% respectively. Open market rent review every five years, full repairing and insuring covenants. Rent £35,000 per annum.

Required Capital:

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover legal fees, Stamp Duty and working capital. A deposit will be required equivalent to 6 months' rent plus an amount equivalent to VAT.

Application Procedure:

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, two forms of ID, with current address, cash flow forecast and proof of funding prior to interview. If the applicants wish to take the lease in a company name two personal guarantors will be required.

Additional Information:

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective lessees should consult their accountant for professional advice in this respect.

Legal fees:

The lessee will be responsible for their own legal fees and a contribution of £1,750 plus VAT towards the Landlord's reasonable legal costs. Undertaking to costs required prior to legal commencement.

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

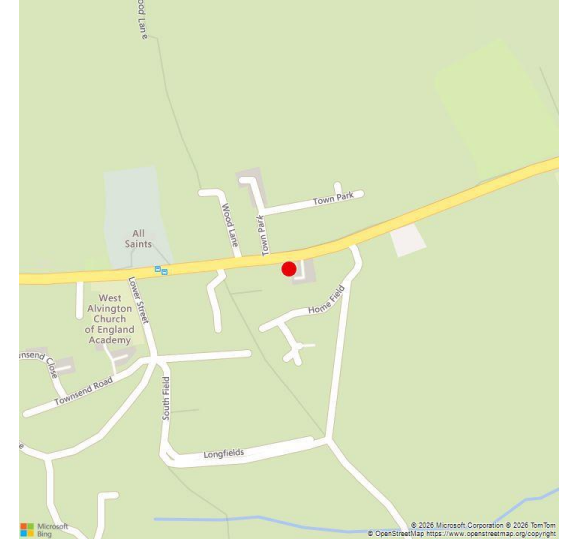
All figures quoted are exclusive of VAT if applicable.

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.



CONTACT THE AGENT

Mike Easton

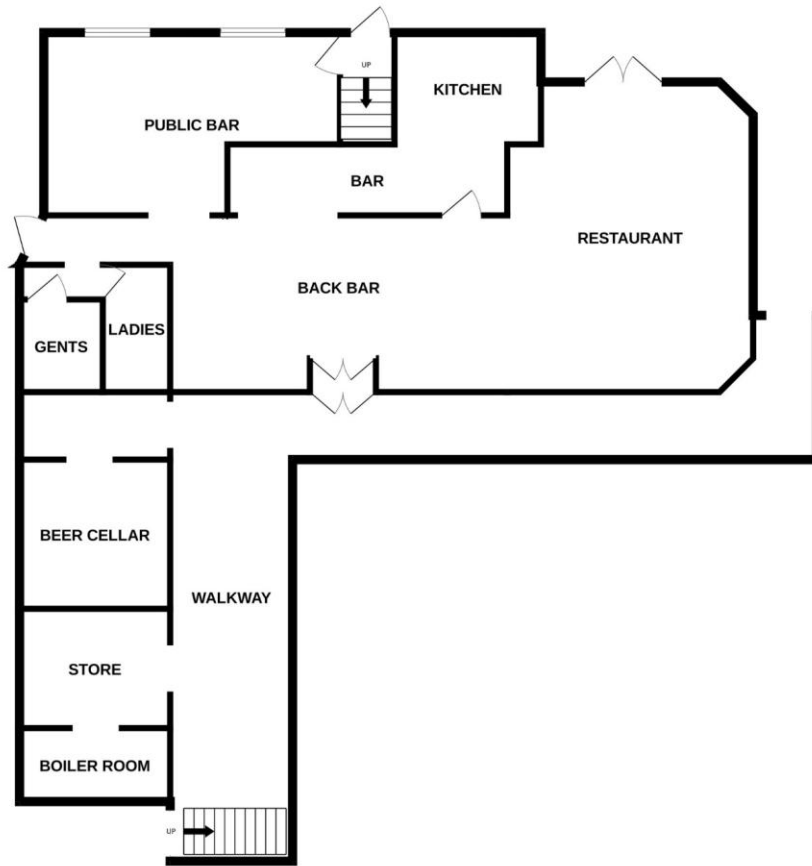
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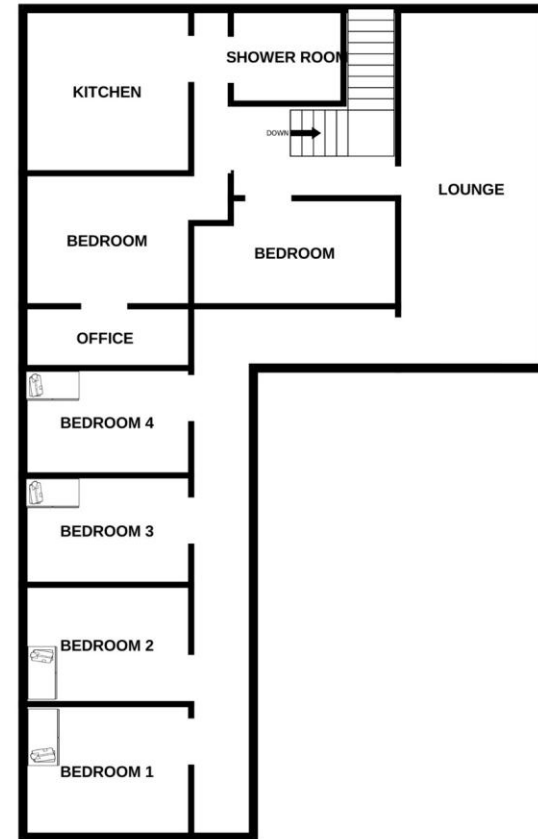
Exeter Office

Balliol House, Southernhay Gardens, Exeter,
Devon, EX1 1NP

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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