



Kings Arms

The Square, Holsworthy, Devon, EX22 6DL

Tenure: Freehold

Price: £350,000

Ref: 2673

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Market Square position in town centre
- Devon town close to Cornish coast
- Well-appointed & refurbished freehouse
- Main bar (30+) & catering kitchen
- 3 letting bedrooms & private accommodation
- Established lifestyle business

Location

The Kings Arms is situated in the centre of the market town of Holsworthy. The pub stands in the town square, surrounded by local businesses, in the area with the highest footfall. Holsworthy is situated in the Torridge District of Devon (around 36 miles west of Exeter) and lies on the crossroads of the A388 and A3072. Other nearby settlements include the Cornish coastal town of Bude which lies 10 miles west, the hilltop town of Launceston which is 13 miles south and the administrative hub for the district, Bideford, which is 18 miles north. Holsworthy is situated in the picturesque Devon countryside close to the North Devon and Cornwall Coast and has a growing population, currently approximately 3,300.

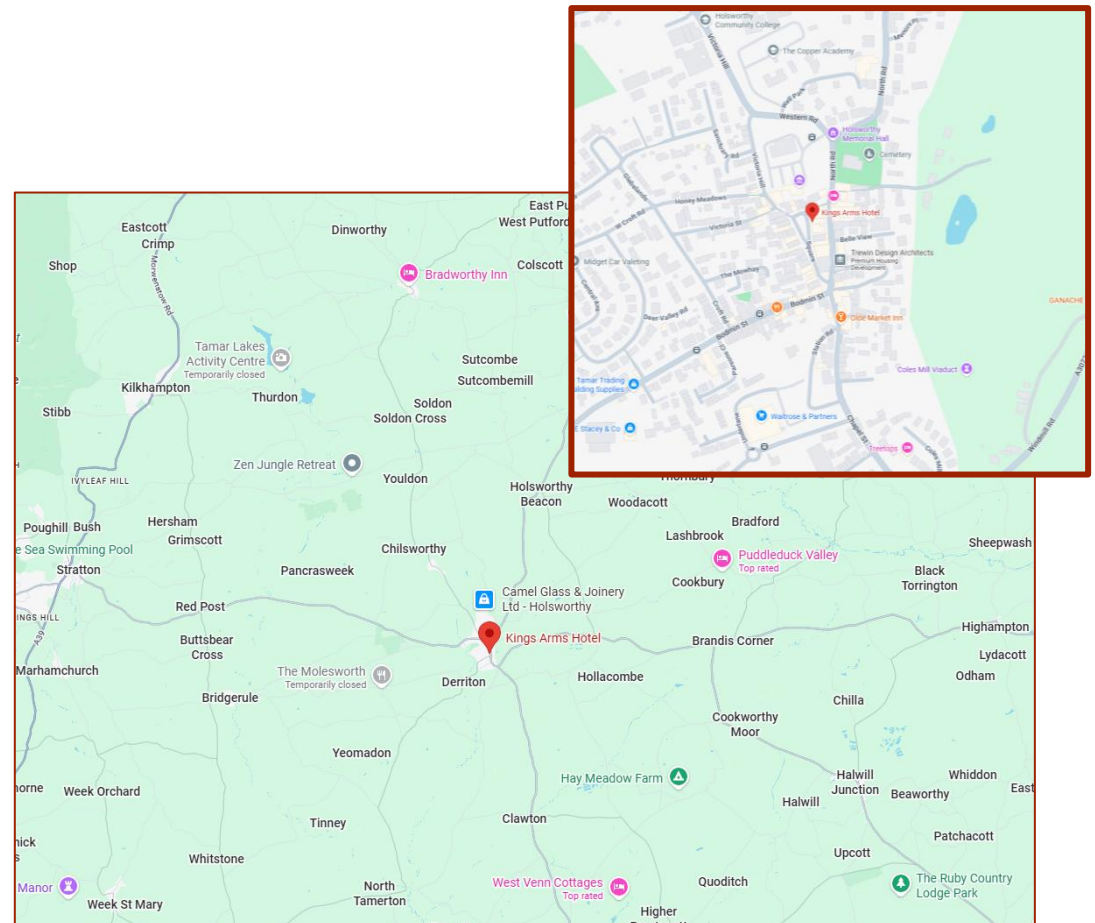
Visitors to Holsworthy explore the nearby Tamar Lakes and the coast, as well as the town of Bude and the nearby villages of Tintagel and Boscastle. Outdoor enthusiasts enjoy idyllic walks in the local area, known as 'Ruby Country'.

Main transport links can be accessed on the A39 Atlantic Highway near Bude and the A30 to the south allows for quick road communications between Cornwall and the M5 motorway.

The Property

The Kings Arms occupies a two storey, brick constructed property under a pitched clay tile roof. The internal trading areas, letting rooms and accommodation are well appointed and in good condition. The property is prominently positioned in the town square and lies within Holsworthy's conservation area.

The property is not grade listed. It is briefly described as follows:



Trade Areas

Main entrance from the town square into a porch which, in turn, leads into the main bar. The MAIN BAR is presented in a traditional manner with a mix of stone tile flooring and wooden floorboards, two open fireplaces, wall panelling and a panel fronted, polished wood topped BAR SERVERY with mirrored back bar display. The main bar is furnished with polished wood tables, chairs and bar stools to provide seating for over 30 customers. There is room for more standing.

Rear entrance from Fore Street into an interconnecting inner hallway with LADIES' and GENTLEMEN'S TOILETS. In addition, there is a small room which is currently occupied by our clients' other business but could be utilised as a private dining space to seat approximately ten customers. Alternatively, the room could be repurposed as an office.

Access from behind the bar servery to a lower level with UTILITY ROOM and CATERING KITCHEN, both having nonslip flooring. The catering kitchen is also fitted with stainless steel splashbacks, worktops, equipment and extraction. WASH-UP AREA. Beyond is the BASEMENT with a large STOREROOM and a refrigerated BEER CELLAR with delivery hatch from the square. Log store.

Letting Accommodation

A staircase from the inner corridor leads to the first floor letting accommodation, comprising: BEDROOM 1 (family room – to sleep 3) with en suite BATHROOM. BEDROOM 2 (single room) with shower cubicle. WC off the hallway for Bedroom 2. BEDROOM 3 (twin room) with en suite SHOWER ROOM. Cleaning store.

All rooms are well presented and have secondary glazing.





Owners' Accommodation

A small flight of steps from the first floor lead to the PRIVATE FLAT. It comprises: a spacious LIVING ROOM, large MASTER BEDROOM (with views over the town square), BATHROOM and WC.

External

A private external ROOF TERRACE.

The Business

The Kings Arms has been under our clients' ownership since 2015 and has been refurbished throughout. Our clients operate the business as a husband and wife team, minimising staff costs and maximising profits. The Kings Arms operates as a traditional, town centre freehouse benefiting from mostly wet sales. It supports a darts teams and hosts the occasional quiz night.



Our clients operate The Kings Arms as a 'lifestyle' business and now wish to retire. The year end accounts for 31 March 2025 show an annual turnover of £158,446. With its low overheads, the business benefits from healthy profits. It currently opens Monday 15:30 - close, Tuesday to Saturday 12:00 to close and remains closed on Sundays.

The letting accommodation is operated on a bed & breakfast basis. It is popular with contractors and walkers midweek, and with holidaymakers during the summer season. The latter often visit the area to explore the local coastline.



Tenure & Price

FREEHOLD £350,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held. The licensed opening hours are:

Monday to Thursday: 08:00 - 00:30

Friday and Saturday: 08:00 - 01:30

Sunday: 12:00 - 00:00

Supply of alcohol:

Monday to Thursday: 10:00 - 00:00

Friday and Saturday: 10:00 - 01:00

Sunday: 12:00 - 23:30

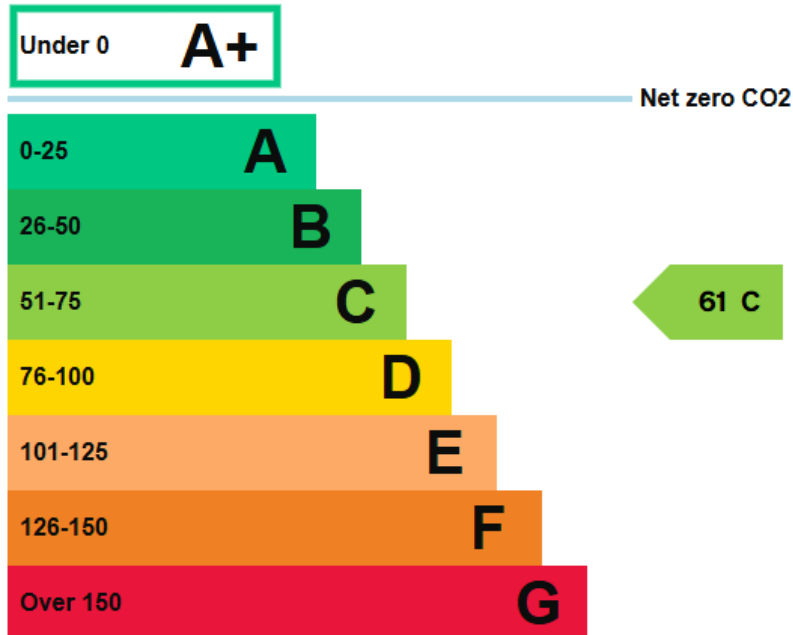
The licence also makes provision for live music and indoor sporting events.

Services

All mains services are connected.

Rateable Value: £11,000 as at April 2026.

Local Authority: Torridge District Council - 01237 428700.





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