



Sandpiper Inn

Broad Street, Ilfracombe, Devon EX34 9BN

Tenure: Leasehold

Price: £39,500

Ref: 96353

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Prime position in North Devon seaside town
- Main bar & games room (45)
- Function room with skittle alley (20)
- 4 en suite letting bedrooms & trade patio (12+)
- 3 bed, self-contained owners' accommodation
- Established lifestyle business with scope

Location

The Sandpiper Inn is a large, three storey property situated in a prominent location near the quay in the picturesque seaside town of Ilfracombe. The town is located on the North Devon coast, an Area of Outstanding Natural Beauty, surrounded by impressive natural landscapes and dramatic clifftop scenery. Ilfracombe is noted for its sandy beaches and coves, including the famous Tunnels Beaches, and has a number of great eateries and independent artisan shops. It is also home to The Landmark Theatre which has received a number of awards and accolades for its unique, sculptural design.

The town is visited by outdoor enthusiasts, being close to Exmoor National Park and adjacent to the South West Coast Path. Nearby seaside resorts such as Woolacombe are popular with those who enjoy watersports such as surfing and diving. Other nearby settlements which attract visitors are Lynmouth, Lynton, Combe Martin and Croyde. Lundy Island, off the coast of Ilfracombe in the Bristol Channel, is part of the National Trust's portfolio and its self-catering properties are managed by the Landmark Trust.

Ilfracombe has a population of around 11,000 and its nearest major settlement is the port town of Barnstaple which is 10 miles south (where the A361 crosses the A39). Barnstaple is well connected to the road network and its train station is managed by Great Western Railway. Rail services from the town link to the mainline at Exeter St David's. Barnstaple is home to many large retailers and has a thriving town centre. Its population exceeds 31,000.



The Property

The Sandpiper Inn is in a prime position in Ilfracombe, neighbouring the harbour. It is a three storey property under rendered elevations with a pitch tile roof. Some of the rooms on the top floor benefit from sea views. The property is not listed but does lie within the town's conservation area. The property is briefly described as follows:

Trade Areas

Front entrance into an L-shaped MAIN BAR with wood effect flooring, tables and chairs, bar stools and sofa seating for about 25. Polished wood topped BAR SERVERY with panelled front and back bar display. The bar servery interconnects to the FUNCTION ROOM which has a SKITTLE ALLEY and seating for around 20 customers. LADIES' and GENTLEMEN'S TOILETS. To the rear of the bar servery is a small PREPARATION ROOM and GLASS WASH AREA.

To the rear, at a raised level, is the GAMES ROOM which has tables and chairs and fixed bench seating for about 20, as well as pool tables and dartboards. To the rear is a lighting rig for live bands. LADIES' and GENTLEMEN'S TOILETS.

FIRST FLOOR:

Two internal staircases (one being a fire escape). Staff WC. Two storerooms. Refrigerated BEER STORE with access from the internal staircase to the rear of the building.

Letting Accommodation

Access to the letting accommodation on the first floor is via the internal staircase to the front of the building.

BREAKFAST ROOM with seating for about 10 covers. KITCHEN with a selection of commercial stainless steel equipment and domestic units. Beyond the kitchen is a bottle and freezer store which doubles up as a UTILITY ROOM.





BEDROOM 1 (family room to sleep 3) with en suite SHOWER ROOM.
 BEDROOM 2 (large 'zip & link' double) with en suite SHOWER ROOM.
 BEDROOM 3 ('zip & link' double) with en suite SHOWER ROOM.
 BEDROOM 4 (single) with en suite SHOWER ROOM.

All rooms have similar décor, flat screen TVs and tea/coffee making facilities.

Owners' Accommodation

SECOND FLOOR:

3 BEDROOMS (one large double and two doubles), BATHROOM (with bath and separate shower cubicle), WC, spacious SITTING ROOM with sea and harbour views and DOMESTIC KITCHEN.

External

TRADE PATIO with French doors off the Breakfast Room. Seating for 12 but with space for more.

The Business

The Sandpiper Inn has been under our clients' operation since November 2006 and trades as a traditional, wet sales driven public house. In the summer, it is popular with visitors and tourists; in the winter, it is well supported by its skittles, pool and darts teams. The pub hosts live music nights most weekends and is well used by locals.

In recent years, our clients have created four en suite letting bedrooms which have proved popular with contractors (midweek) as well as walkers, cyclists and tourists visiting Lundy Island.

The year end accounts to 31 March 2025 show an annual net turnover of £213,859 (89% from wet sales and the remaining 11% from bed & breakfast revenue). Further accounting information may be made available to seriously interested parties following a formal viewing.



The Sandpiper Inn offers a great opportunity for a hands-on owner/operator to capitalise on a business with low overheads. There is scope to increase revenue by introducing a light food offering during the summer season.

Tenure & Price

LEASEHOLD £39,500 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Sandpiper Inn is held on a nine year, full repairing and insuring lease from Stonegate Group which commenced in August 2024. It is fully assignable and falls within the security provisions of the Landlord & Tenant Act 1954. Rent is £23,512.50 per annum plus VAT, subject to annual RPI adjustments. A bond of £5,000 will be payable to the freeholders at the time of assignment. The lease is partially tied but free-of-tie on wines, spirits and minerals.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

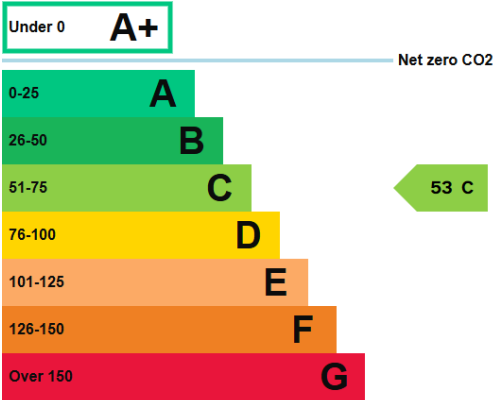
Licences

A Premises Licence is held for the sale of alcohol:

Sunday to Thursday 09:00 – 00:00
Friday and Saturday 09:00 – 01:00

Services

All mains services are connected.
Rateable Value: £21,000 as at 1 April 2026
Local Authority: North Devon District Council.



EPC REF: 2555-2695-0092-6461-3922



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Business Mortgages

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Utility Helpline

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