



The Ship Hotel

132 High Street, CREDITON, Devon, EX17 3LQ

Tenure: Freehold

Price: £350,000

Ref: 91759

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Prime corner location
- Impressive characterful freehouse
- Six en suite guest bedrooms for optimal accommodation
- Expansive and flexible basement/games room
- Dedicated function space with bar area
- Significant opportunities for alternative uses and development potential (STPP)

Location

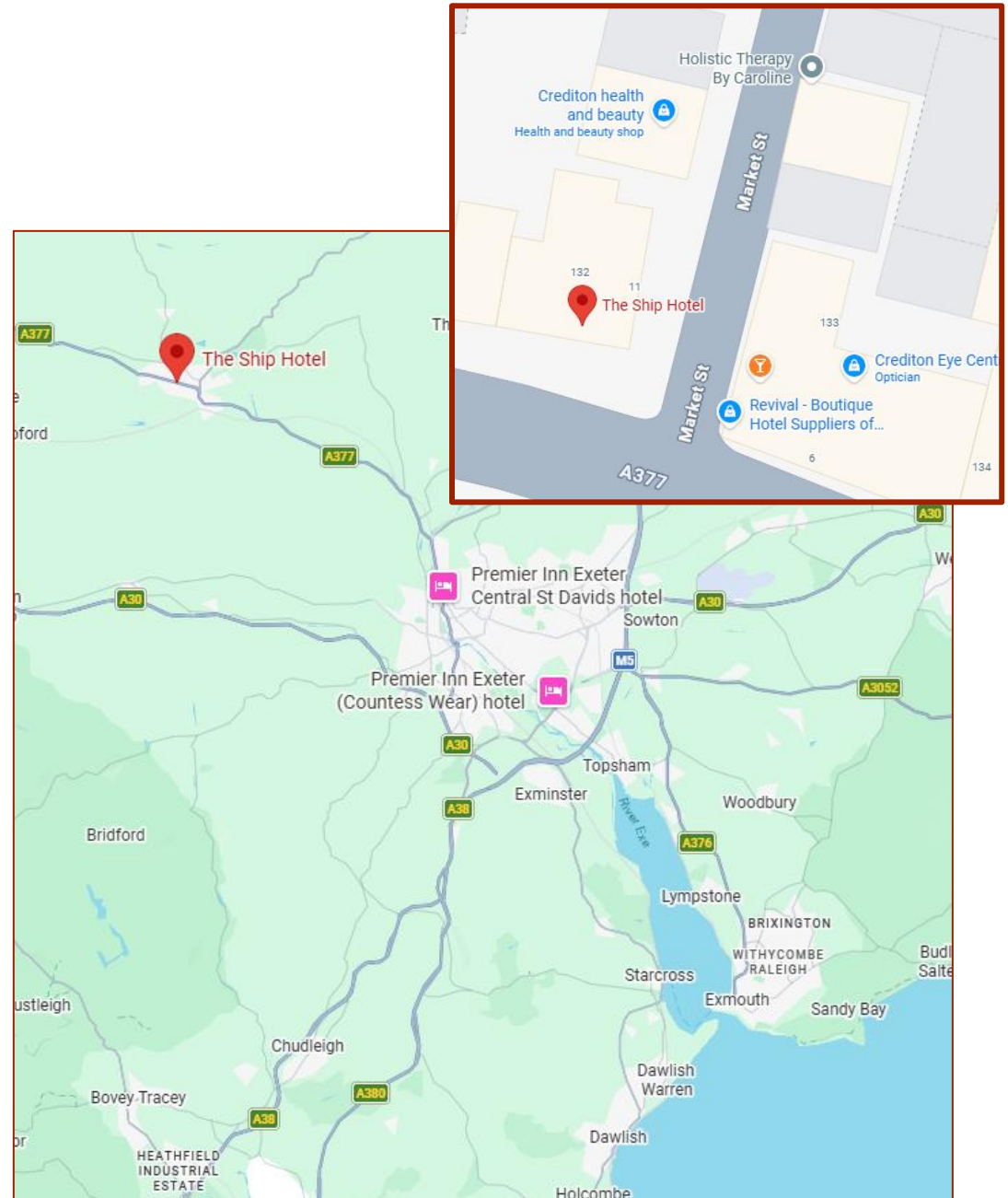
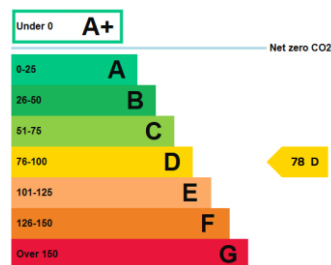
Crediton is an historic Devon market town with a sizeable rural catchment and good connections to Exeter. It is one of Mid Devon's three main market towns with a population of just over 7,700. It sits around seven miles northwest of Exeter on the A377 and has its own railway station with services to Exeter and North Devon. It serves a number of nearby villages.

Crediton has an established town centre with many characterful properties. It is home to a variety of independent retailers, cafés, restaurants, professional services and licensed premises.

The Property

The Ship Hotel is a substantial Grade II listed freehouse and licensed premises that occupies a prominent corner position in the town centre.

It has extensive accommodation over four floors including but not limited to: a traditional PUBLIC BAR with seating, a versatile BASEMENT, a commercial CATERING KITCHEN, a FUNCTION ROOM and six spacious en suite LETTING BEDROOMS.



Trade Areas

GROUND FLOOR

Corner entrance providing access to the double aspect MAIN BAR with dining tables and seating for about 20. The décor is very traditional with original window shutters, attractive wood flooring and high ceilings, giving the room a characterful appearance. Past the bar is a side space currently used as a DINING AREA to seat about 20. The BAR SERVERY is positioned within the main bar and comprises a traditional dark timber counter with fitted back bar and display shelving. The servery is the focal point of the room.

Accessed via an inner hallway are LADIES' and GENTLEMEN'S TOILETS. A door from the dining area leads to a second internal hallway with access to the basement and stairs to the first floor.

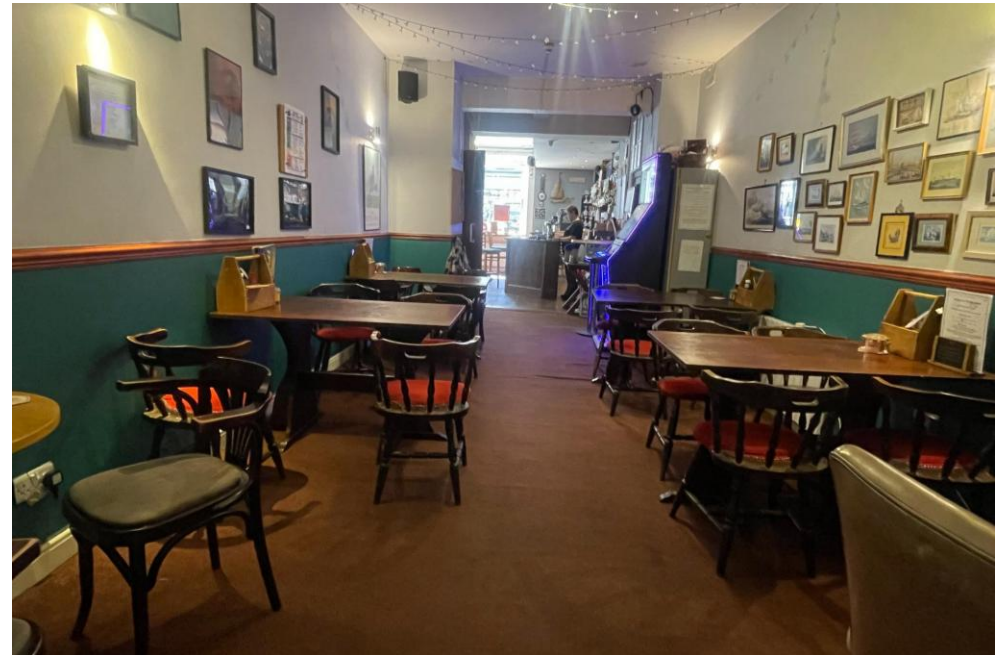
FIRST FLOOR

Beautiful FUNCTION ROOM with seating for about 30. Attractive period features including high ceilings, traditional sash windows and decorative ceiling coving. The BAR AREA enables the room to be utilised for private functions and events. This is a versatile space which would suit a variety of alternative purposes.

A CATERING KITCHEN services the function room and wider trading areas. It includes a good range of commercial catering equipment. Adjacent is a store/boiler room and potwash area with access to the rear of the bar. Separate LADIES' TOILETS. Staircase to the second floor.

BASEMENT

A substantial, versatile area which was formerly a NIGHTCLUB for about 120. The current tenant utilises this area as a GAMES ROOM. The basement has interconnecting areas and would be suitable for a variety of uses. There is a traditional style BAR SERVERY with a panelled timber front.





Letting Accommodation

FIRST FLOOR

LETTING BEDROOM 1: a double with en suite.

SECOND FLOOR

5 DOUBLE BEDROOMS, all with en suite facilities.

Note: the bedrooms are modern and well presented and provide attractive letting accommodation.

Owners' Accommodation

The largest letting room on the second floor is currently being used as owners' accommodation as it has a kitchenette area.

External

A metal fire escape leads from the second floor to a service passageway and fire escape at the rear of the adjoining buildings.

The Business

The business has been operated under a tenancy arrangement for a number of years and the current tenant is due to vacate at the end of 2026. She has kindly provided an extract from her trading accounts which show the following:

Net Sales	£342,821
Purchases	(£162,614)
Gross Profit	£180,207
Gross Profit	52.63%
Rental Income	£32,549

Copies of the tenant's trading accounts will be made available to genuinely interested prospective purchasers following a formal viewing.





Tenure & Price

FREEHOLD £350,000 to include 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.

Services

All mains services are connected.

Rateable Value: £21,000 as at 1st April 2026.
Local Authority: Devon County Council.



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