



Town Arms Hotel

124 East Street, South Molton, Devon EX36 3BU

Tenure: Freehold

Price: £425,000

Ref: 95714

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Market town square position
- Main bar (35) & back bar (25)
- Function room (25) & separate skittle alley
- Four en suite letting rooms & owner's accommodation
- Historic planning for 5 dwellings or 11 en suite letting rooms
- Trade patio (70+) & car park (15)
- Scope for Food & Letting Room revenue

Location

The Town Arms Hotel is a public house situated in the centre of the North Devon market town of South Molton. The town is located on the southern boundary of Exmoor National Park; it has a traditional town square and is home to numerous businesses. South Molton has a population of approximately 5,100 and is close to the A361 North Devon link road which provides fast road communications between the M5 motorway and the North Devon coast.

The town has a thriving centre and attracts visitors exploring Exmoor National Park and the scenic North Devon coastline. It is also the home of a twice weekly market at which more than 70 stallholders sell a wide range of locally produced products.

The Property

The Town Arms Hotel occupies a two storey property of local stone construction under a pitched slate roof. The property has an extensive two storey addition to the rear which comprises the former stable block and skittle alley. The property is briefly described as follows:



Trade Areas

Ground Floor:

Front entrance which leads into a charming and traditional MAIN BAR which has fitted carpeting, an inglenook fireplace, wall panelling, a pool table and a polished wood topped bar servery with wooden back bar display. Main bar seating for approximately 35 customers. To the rear is the BACK BAR which is presented in a similar manner and can accommodate up to 25 customers. Ladies' and Gentlemen's CUSTOMER TOILETS. STOREROOM.

There is a refrigerated BEER CELLAR in the basement and a bottle store on the staircase leading up to the first floor.

First Floor:

FUNCTION ROOM with vaulted ceiling, wall panelling and seating for up to 25 customers. CATERING KITCHEN fitted with nonslip flooring, hygienic wall cladding, extraction system and a range of stainless steel equipment and worktops. A WASHUP AREA fitted to a similar specification adjoins the kitchen.



Letting Accommodation

First Floor:

Bedroom 1, 2 & 4 – DOUBLE BEDROOMS with fitted wardrobes and EN SUITE SHOWER ROOMS.

Bedroom 3 – Currently redeployed as a UTILITY ROOM fitted with domestic worktops and wash up space. (NB: this room could be converted back to a letting room if required).

Bedroom 5 – DOUBLE BEDROOM with open landing area and EN SUITE SHOWER ROOM.

There is also a separate WC as part of the letting accommodation.









Owners' Accommodation

Second Floor:

DOUBLE BEDROOM with walk in DRESSING ROOM and walk in LOFT SPACE. Large FAMILY BATHROOM with separate shower cubicle. LIVING ROOM.

External

Rear TRADE PATIO with partially SHELTERED AREA with bench seating for 72. To the rear is a cobbled driveway leading to the CAR PARK for up to 15 vehicles. Opposite the driveway is an OUTBUILDING which comprises a SKITTLE ALLEY with a wooden playing surface and bench seating for a handful of customers.

FORMER STABLE BLOCKS

The public house's rear additions comprise a former STABLE BLOCK which is currently arranged as four large STORAGE AREAS. One of them is in the process of being converted into a SMALL COTTAGE and would be suitable as a self-contained, one bedroom unit. This cottage also has internal access from the first floor function room.

PLANNING

The Town Arms Hotel has been granted numerous planning applications over the years, one of which allows for the conversion of the stable block into 11 en suite letting bedrooms (application 59646 on the North Devon planning website), whilst another permits its conversion to form five dwellings(application 44978).



The Business

The Town Arms Hotel has been under our client's occupation for over 20 years and operates as a traditional, town centre, wet sales public house which benefits from regular local trade all year round. The business is open every day from 11:00-23:00 and has very low staff overheads. Our client now wishes to sell due to ill health and in order to retire.

The business does not currently offer food so there is potential to reintroduce a food menu. The letting rooms are also not currently utilised so there are two potential income streams awaiting a new operator which could be used to increase the business's level of turnover and profitability. A developer may also wish to explore the possibility of either redeveloping the rear stable block to create letting accommodation or residential properties. The accounts for the year ended 31 March 2024 show a net turnover of £331,039. We understand that prior to Covid-19 and our client's poor health, the business was doing significantly more trade. Further accounting information may be made available to serious parties following a formal viewing.

Tenure & Price

FREEHOLD £425,000 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 full Premises Licence is held for the sale of alcohol on and off the premises and the playing of recorded and live music.

Services

All mains services are connected.

Rateable Value: North Devon Council

Local Authority: £25,500 as at 1 April 2026







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