

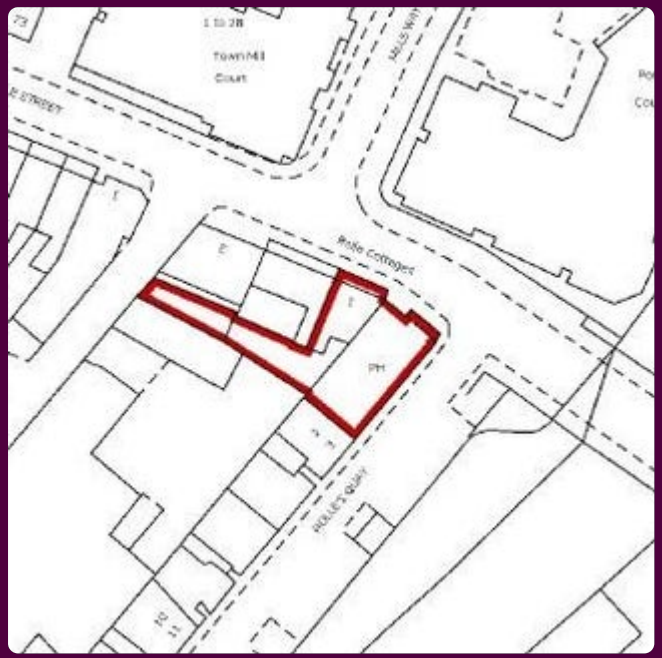
ROLLE QUAY INN

Rolle Quay, Barnstaple, Devon, EX31 1JE

FREEHOLD: £340,000 PLUS VAT | REF: 3451592

KEY HIGHLIGHTS

- c.50 Internal covers
- c.30 External covers
- GIA: 3,110ft
- 2 Bed owners apartment
- Skittle alley
- Energy Rating: C



DESCRIPTION

Overlooking the River Yeo and just a short walk from the town centre, the property offers a welcoming bar, restaurant and dining areas, function room, external trading spaces and letting accommodation. Benefiting from a highly visible location on a main route towards Braunton and the North Devon coast, combined with owner's accommodation and strong trading potential, the Rolle Quay Inn presents an excellent opportunity for owner-operators, investors and lifestyle purchasers.

LOCATION

Barnstaple, North Devon, offers a mix of shops, restaurants, and leisure facilities. Situated on the banks of the River Taw, the town connects via the A361 North Devon Link Road to the M5 and Exeter, while regular rail services connect to the wider national network. The surrounding area is renowned for its stunning coastline, including nearby Saunton Sands, Croyde and Woolacombe, as well as the Tarka Trail for walking and cycling.

The Rolle Quay Inn is positioned on Rolle Street, close to the town centre and overlooking the River Yeo, benefiting from both local trade and visitor footfall throughout the year.

INTERNAL DETAILS

The Rolle Quay Inn is arranged as a traditional open-plan, two room public house, providing a flexible trading environment that caters for both dining and wet-led customers. The main bar and dining area sits approximately 50 covers and serves as the main focal point for food trade. A secondary bar area provides a more informal atmosphere, featuring a pool table, darts facilities and live sports viewing, appealing to regular local patrons and community groups.

The commercial kitchen is located on the first floor and is connected to the trading areas via a dumb waiter for efficient food service. In addition to the main trading accommodation, the property benefits from three letting rooms, providing an additional income stream.

A useful lower ground floor provides extra space, including the pub cellar and additional storage areas, supporting the day-to-day operational requirements.

The owner's accommodation comprises two bedrooms, a lounge and a bathroom, offering comfortable on-site living. There is no separate domestic kitchen, although the accommodation is conveniently situated adjacent to the trade kitchen.

FIXTURES & FITTINGS

The majority of fixtures and fittings will be included in the sale, however the cellar equipment and a few other items will be excluded.

EXTERNAL DETAILS

To the rear of the property, the Rolle Quay Inn benefits from external trading areas arranged over two decked levels, providing seating for approximately 30 customers. Beyond the external seating areas is a function room, which incorporates a traditional skittle alley and provides a versatile space for private events, community gatherings and additional revenue-generating opportunities.

THE OPPORTUNITY

There remains scope for new owners to build upon the pub's strong local customer base by further developing food sales, community events and private functions. Combined with its position, trading areas and mixed-income profile, the Rolle Quay Inn represents an excellent opportunity for experienced operators and first-time publicans alike.

TENURE

The property is being sold Freehold with vacant possession and as such VAT will be payable.

BUSINESS RATES

The current rateable value (1 April 2026 to present) is £12,900.





















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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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