



● The Old Inn, Higher Town, Kingsbridge, Malborough, TQ7 3RL ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Old Inn, Malborough Pub Refurbishment!

Located in the picturesque village of Malborough, this pub is perfectly placed to serve both the local community and the steady influx of tourists visiting the area. Surrounded by beautiful countryside and just a short drive from Salcombe, this pub will become a true destination spot after its refurbishment. The addition of three letting rooms will provide tourists with the perfect base to explore the South Devon Area of Outstanding Natural Beauty.

Elevate Your Investment: Witness the Transformation

The pub's standout features include a top-quality food offering, daily specials, and a Sunday lunch that's sure to become the envy of the county. Enhanced by a full barista coffee offering and a curated drinks menu featuring excellent beers and ales, the venue will appeal to all. An experienced licensee with a knack for balancing community engagement and high hospitality standards will thrive here, creating a memorable experience for tourists seeking great food, accommodation, and a warm welcome.

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Target Customers

Local Residents:

- High- to middle-affluence locals aged 45 and above who are looking for a comfortable and sociable spot to enjoy a drink, a game of pool, or a hearty pub meal. They'll value the pub as a community hub with regular activities and events.

Tourists:

- Visitors exploring the South Devon countryside and nearby Salcombe who want a place to relax, enjoy great food, and stay overnight in charming, comfortable rooms. The pub's traditional yet premium atmosphere will be a key draw for this audience.

Event-Goers:

- Community members and visitors keen to participate in themed evenings, quiz nights, and the occasional Cornish fishermen's shanties. These events will create a vibrant atmosphere, especially during the quieter winter months, ensuring the pub remains a lively focal point year-round.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ales, ciders, spirits, wines, along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A high-quality pub menu with a fantastic Sunday Lunch, with the opportunity to be further developed by the new licensee.

Coffee:

- A full-barista coffee offer, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

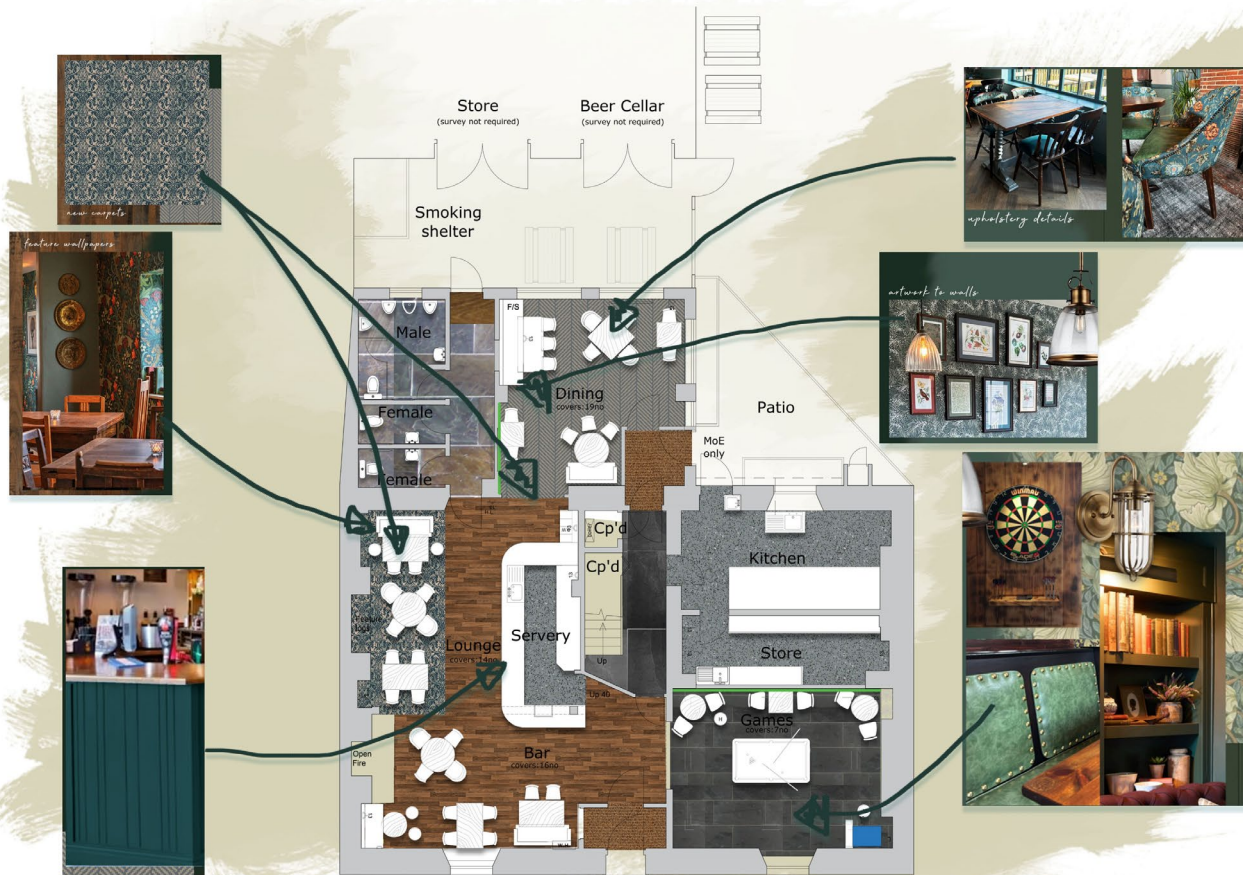
Events:

- The pub will offer live sports and can host events catered to customer demand; such as the occasional performances of Cornish Fisherman shanties. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

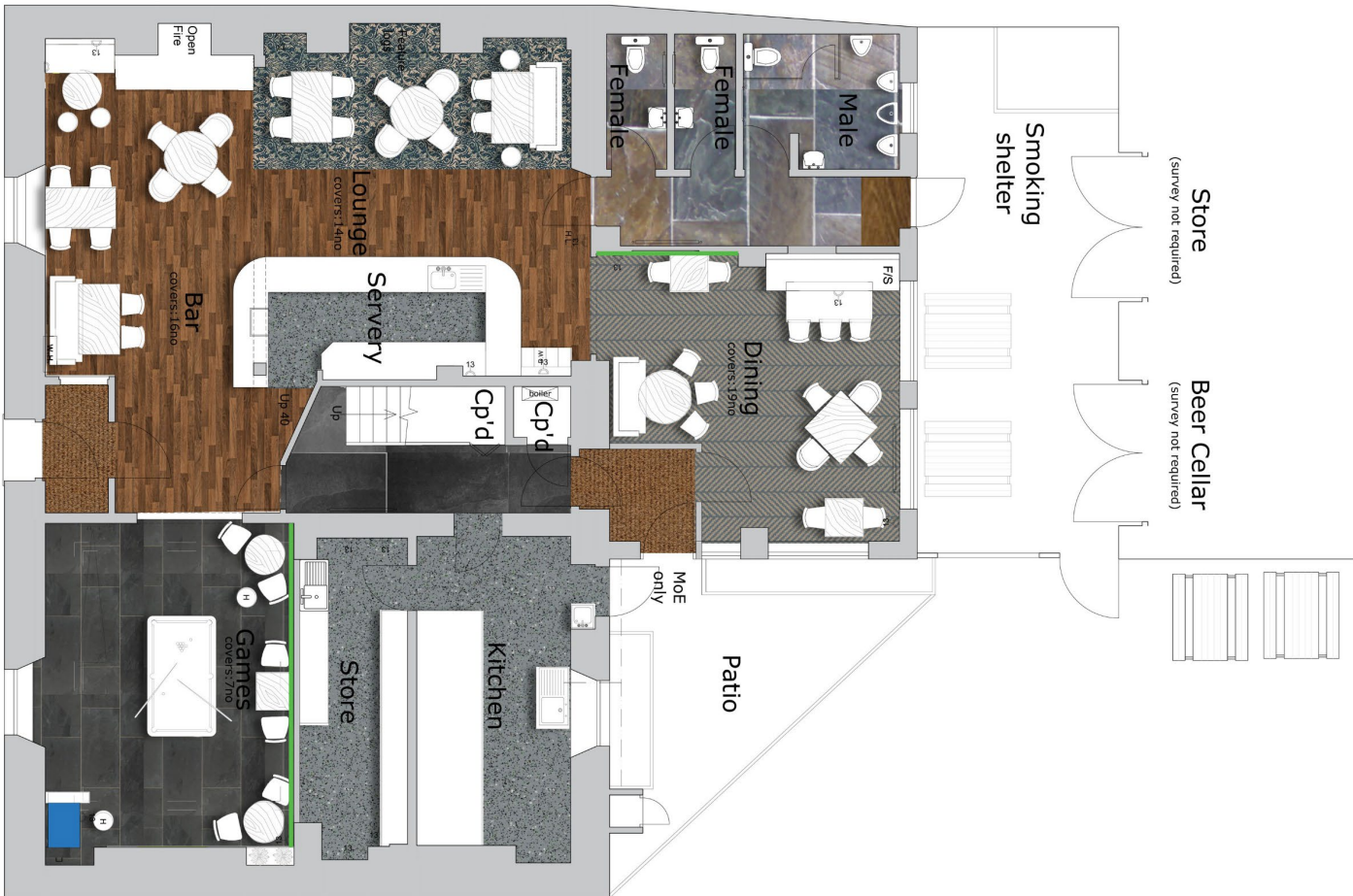
Internal Mood Board



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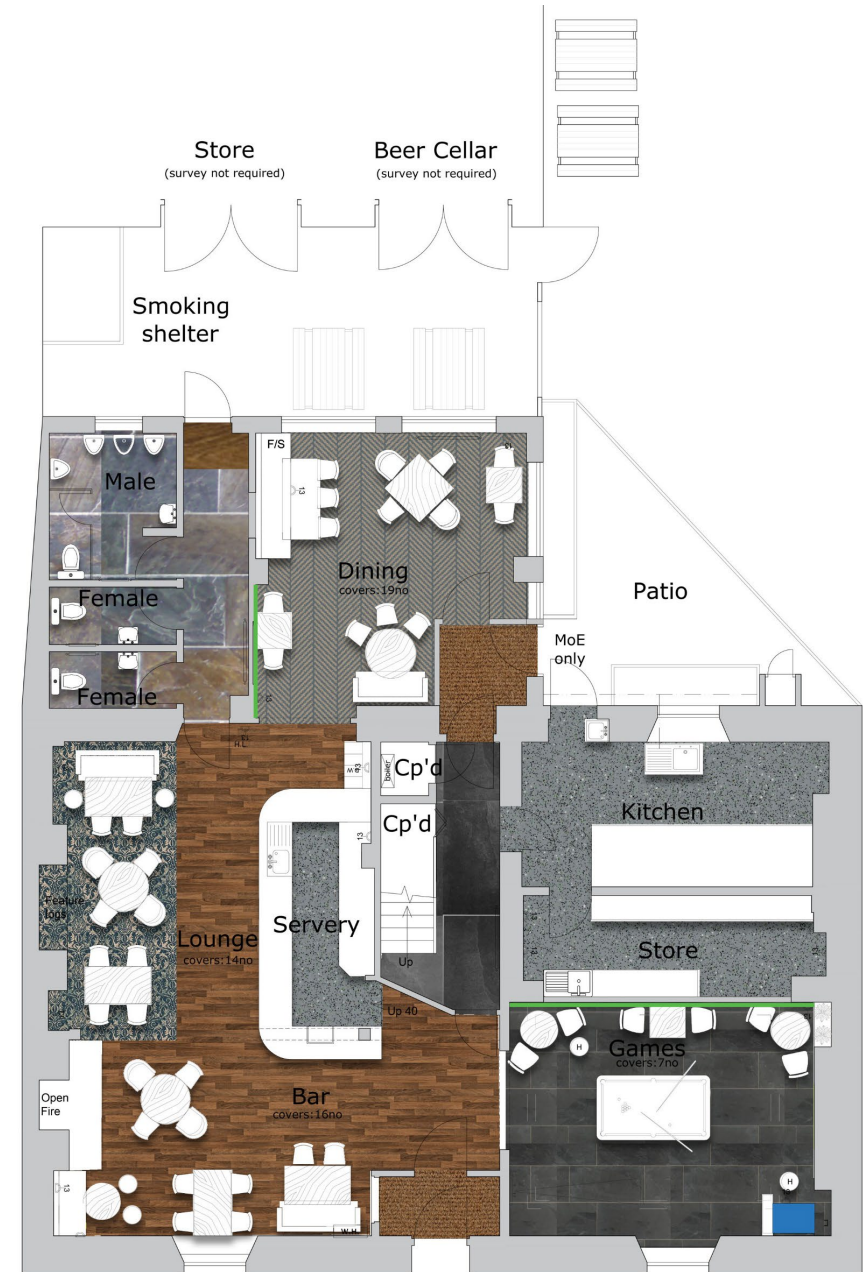
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Redecorate the trade area, including feature wallpaper on selected walls.
- Sand and re-stain the bar front and back fitting.
- Install new carpeting in the dining area and lounge.
- Repair and reseal the existing timber flooring.
- Install a new electric fireplace.
- Add a new dartboard surround and lighting.
- Install new and refurbished fixed seating.
- Upgrade lighting fixtures.
- Provide new loose furniture.
- Add new bric-a-brac and artwork.
- Install new curtains and blinds.
- Add a new television.
- Provide a new dartboard.
- Install a new pool table with lighting.
- Add a new glasswasher.
- Provide a new ice machine.



Floor Plans & Finishes

2 Kitchen:

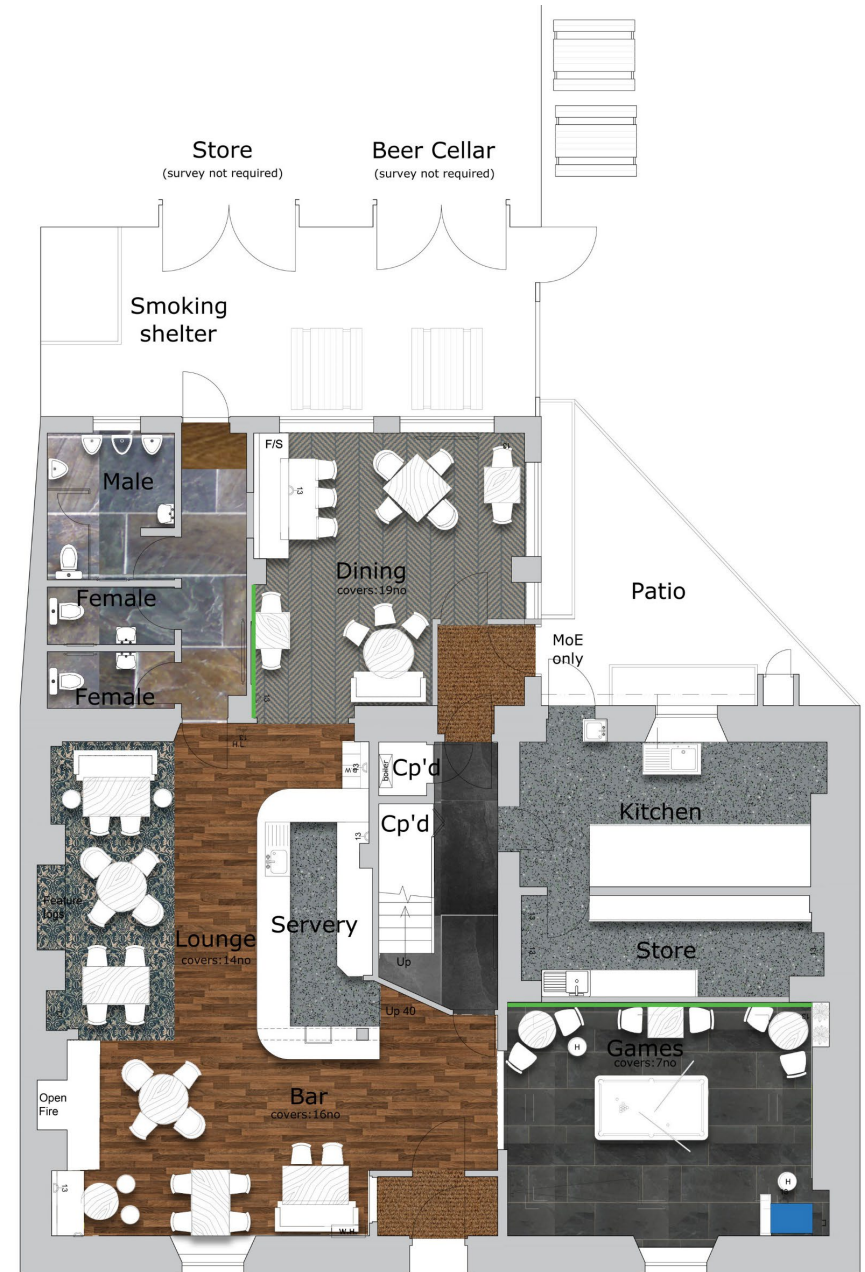
- Redecorate the kitchen.
- Install new vinyl flooring.
- Relocate the sink and adjust drainage as needed.
- Rehang the door leading to the kitchen.
- Repair the kitchen's extraction system.
- Install fixed kitchen equipment.
- Add a new kitchen hose.

3 Ladies & Gents Toilets:

- Repaint and redecorate existing finishes.

3 Private Accommodation:

- Redecorate the area.
- Remove and dispose of old floor coverings, leaving the space ready for new flooring (to be supplied by licensee).
- Conduct minor repairs to the kitchen.
- Replace bathroom basin and showerhead.
- Clean existing bathroom tiling.





FIND OUT MORE

This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Get in touch.

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