



**POLGOOTH INN**

**POLGOOTH, CORNWALL**

**ST AUSTELL**  
EST. BREWERY 1851





## INTRODUCTION

An exceptional opportunity has arisen to take the reins of a truly iconic and award-winning pub in Cornwall — The Polgooth Inn.

Set in the heart of the Pentewan Valley and steeped in over four centuries of history, this charming 16th-century inn is a destination in its own right. With a strong food-led trade, glamping accommodation, and a loyal following built over the past 15 years, this is a rare chance to take on a thriving business and make your mark in one of the most picturesque corners of the South West.





# POLGOOTH INN

Located at Polgooth, St Austell, PL26 7DA, this characterful pub is nestled in rolling countryside just a short drive from the Cornish coast. Surrounded by scenic walking and cycling routes, and only 14 miles from Truro, the Polgooth attracts a wide mix of customers—from locals and loyal regulars to tourists seeking a traditional Cornish pub experience.

Internally, the site retains much of its historic charm with low beams, cosy corners, and original features throughout.

The trade space is divided across three distinct dining areas: a main bar, a separate dining room, and a function room, providing a total of approximately 80 covers. The commercial kitchen is well-equipped for high-volume service and includes two Rational ovens, two walk-in chillers, and one walk-in freezer—making it ideally suited for an operator with serious culinary ambitions.

Externally, The Polgooth continues to impress with a large beer garden featuring 15 benches, a covered seating area for 18 guests, and dedicated cycle and horse parking, which proves popular with active visitors exploring the valley. The site also features three glamping pods, providing unique, year-round accommodation and enhancing the site's appeal as a destination venue.





## THE OPPORTUNITY

The Polgooth Inn is a well-established, high-performing pub that has enjoyed long-term success under its outgoing licensees, Tanya and Alex, who have built a much-loved business over the past 15 years. Now, we are seeking an ambitious, experienced publican to continue that legacy while bringing fresh energy and ideas to take the pub even further.

With a trade split of 60% food / 35% wet / 5% accommodation, the site requires an operator confident in managing a high-volume food operation with an exceptional standard of service. The ideal candidate will be adaptable, people-focused, and capable of leading a well-rounded team while ensuring consistency, innovation, and community involvement.

You'll have the full support of St Austell Brewery, including access to one of the South West's most recognised food and drink portfolios, local PR and marketing backing, and ongoing business development guidance

Annual Rent: TBC

Fixtures & Fittings: TBC

Fully tied 5 year tenancy agreement.

Deposit: 20% of the annual rent

## PRIVATE ACCOMMODATION

The first-floor private accommodation comprises a comfortable three-bedroom flat with a lounge, bathroom, and kitchen — offering a pleasant and practical living space for the incoming publican or management couple.

## WHAT WE'RE LOOKING FOR

We're looking for a seasoned hospitality professional with:

- A proven track record of running a successful, high-volume food operation
- Excellent leadership and team management skills
- A commitment to maintaining exceptional standards of service
- The creativity to build on the pub's outstanding reputation while introducing new ideas and offers

The flexibility to evolve with the ever-changing landscape of the hospitality industry.

The Polgooth Inn is one of Cornwall's truly special pubs — full of character, incredibly well-loved, and a proven business with a string of accolades behind it. This is a fantastic opportunity for someone to build on the incredible foundations that have been laid and add their own touch, driving the pub forward into its next exciting chapter."

Andy Spry, Business Development Manager.



## NEXT STEPS

Application deadline: 2nd June.

Informal Interviews: WC 9th June.

Desirable start date: 1st October 2025.

To apply please send your name, business name, summary vision and proof of funding to [nicole.skelton@staustellbrewery.co.uk](mailto:nicole.skelton@staustellbrewery.co.uk).

---

5 year fully tied agreement. Tenancy/lease length terms to be decided or negotiated.



Bowjy

ST AUSTELL  
EST. BREWERY 1851