



RENT £34,000

Location: Situated on the edge of Ivybridge 5 minutes from Dartmoor the Westward is the ideal stopover for those on their way to the moor and locals alike

Internal Trade Areas: The Westward has an 80 cover restaurant leading to a bar area with 30 covers and a pool table. Downstairs there are two large function rooms one with a skittle alley. The first has room for 80 and the latter room for 60 people. The pub is in two parts, a 19th century traditional build original pub with a large extension to the side

External Trade Areas: Externally there are 20 benches and parking for 30 cars

Private Accommodation: Above the 18th century part of the pub there is a kitchen, living room, three bedrooms, an office, a storage room and two bathrooms

New Publican Profile: The ideal candidate has experience running a bar with a high volume value food offer

BDM Comments: To allow the Westward to thrive and server holidaymakers and the local community alike.

Estimated Food Turnover Breakdown

Liquor = 40%
Food = 60%
Accommodation = 0%

Rates

Rates payable TBC

Likely Ingoing

Deposit 25% of rent

Fixtures & Fittings subject to independent valuation

Stock & Glassware approximately £7,500 subject to independent valuation

Total approximately £TBC

We are willing and able to assist with funding those eager to start their own journey. You add the talent and drive, and we can help with the finance.

Trade	Jan-Dec 2021	Jan-Dec 2022	Jan 2023 Dec 2023
Barrels of Draught Beer & Cider	TBC	TBC	TBC
Litres of Minerals	TBC	TBC	TBC
Litres of Wines & Spirits (inc. PPS)	TBC	TBC	TBC

*Please be aware that the trade figures quoted have been affected by the recent Covid pandemic.

For further enquiries please see contact details below:

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Visit www.staustellbrewery.co.uk/tenancy-vacancies to see our current St Austell Brewery and Bath Ales vacancies. Viewings arranged only after initial interview.