

Freehold

Exceptional Trading Opportunity in an
Iconic Riverside Location

- Recent capital investment in excess of £500,000
- Stabilised trading at c. £650,000 net, with healthy profits
- Iconic raised position overlooking the River Dart, with views of Dartmouth
- Ground floor lounge bar & restaurant: c. 40 covers
- First floor dining room: c. 30 covers
- Alfresco roof terrace (part covered): c. 40 covers
- One-bedroom owner's/manager's flat
- Planning permission for 3 x flats on the alfresco terrace
- Year-round trade with seasonal peak in summer
- Largely run under management

Freehold Price: **£775,000** Guide Price



Steam Packet Inn

Fore Street, Kingswear, Dartmouth, Devon, TQ6 0AD

Ref: CD-10279

Summary

Situated in the heart of Kingswear, the Steam Packet Inn offers exceptional accessibility to Dartmouth via the nearby ferry. The property benefits from connections to Exeter and Plymouth and is within easy reach of the M5 motorway network. Kingswear itself is steeped in history, overlooking the River Dart and Dartmouth Naval College, with a strong visitor base including walking and boating enthusiasts, holidaymakers, and discerning day-trippers.

The location is one of South Devon's most desirable, combining natural beauty with strong tourism and residential footfall.

The Property

The Steam Packet Inn, Kingswear's most iconic pub, occupies a prime elevated position above Kingswear railway station, with stunning views across the River Dart to Dartmouth. Its location provides high visibility to tourists, benefiting from proximity to the ferry to Dartmouth, attracting day-trippers, local residents, walkers, and boating enthusiasts visiting the South Devon coast.

Since reopening in 2022, the property has undergone significant investment in all areas of infrastructure, presenting a turnkey opportunity. Internally, the pub is in exceptional condition, with high-quality finishes throughout, including a fully modernised kitchen. The alfresco sun terrace is a focal point in the summer

months, offering an unrivalled riverside experience.

The business enjoys a balanced split of trade (approximately 50/50 food and drinks), with strong summer performance and growing regional recognition, appealing both to locals and visitors.

Internal Details

Ground Floor

Entrance with step up into the lounge bar

Lounge bar refurbished to a high standard with a nautical theme

Seating for c. 40, including bar stools, banquets, and cushioned chairs

Central bar servery and coffee station, fully equipped with modern facilities

Unisex WC

First Floor

Restaurant/dining room with c. 30 covers, wooden tables, and cushioned chairs

Views across the River Dart enhance the intimate setting

Commercial kitchen (split into prep, wash, and cooking areas), largely refitted in 2022

Unisex WC



Access to the one-bedroom manager's flat (currently open plan, in a state of refurbishment, ready for finishing)

External Details

Enclosed sun terrace with seating for c. 40, partially covered, offering breathtaking river views

Rear service entrance with access to store and walk-in fridge

The Business

Purchased by the current owner in 2019 and re-opened in 2022, the property has received over £500,000 in capital investment. Originally a family investment, the sale is now being considered due to a change in family circumstances. The business now benefits from stabilised trade and offers a turnkey opportunity for a hands-on operator or partnership looking to build on an established, profitable operation.

Website: www.steampacketinn-kingswear.com

Opening Times (Winter)

Mon–Tue: Closed

Wed: 12:00–22:00 (kitchen closed)

Thu: 12:00–22:00 (kitchen 12:00–20:30)

Fri: 12:00–23:00 (kitchen 12:00–21:00)

Sat: 12:00–23:00 (kitchen 12:00–21:00)

Sun: 12:00–22:00 (kitchen 12:00–18:00, famous Sunday lunch)

Much extended summer opening hours.

Business Rates

Current valuation (2026 rating list): £40,000

Anti-Money Laundering Regulations

Under current AML regulations, formal identification is required for all parties before terms are issued.

Fire Risk Assessment

It is assumed an adequate Fire Risk Assessment has been carried out in accordance with the Regulatory Reform (Fire Safety) Order 2005.

Solicitor Costs

Each party to bear their own legal costs, with a mutual undertaking expected.

Tenure

Vacant possession on completion (likely subject to TOGCE).

Accounts

Year ending September 2024 (awaiting 2025 accounts):



Net turnover: £683,627

Gross profit margin: 65%

EBITDA: c. £70,000

Largely run under management

Split of trade: awaiting client confirmation

Licence

Premises Licence in place.

Stock

To be purchased at valuation on completion.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

To arrange a viewing please contact:

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