

Freehold

One of Devon's Finest Waterside Freehouses

- Iconic position adjacent to the Dartmouth Higher Ferry
- Lounge bar (30), restaurant (40+) and ancillary areas
- One-bedroom owner's apartment and one ensuite letting bedroom
- Unspoilt estuary views from the roof terrace beer garden
- Positioned on the main thoroughfare into the town
- Incredibly strong trading figures and high profitability

Freehold Price: **£2,000,000 Guide Price**



The Floating Bridge

Coombe Road, Dartmouth, Devon, TQ6 9PQ

Ref: CD-10285

Location Summary

Dartmouth is widely recognised as one of South Devon's most attractive and sought-after harbour towns, situated on the western bank of the River Dart estuary within the South Devon Area of Outstanding Natural Beauty. The town is famed for its picturesque waterfront, historic architecture and vibrant food and hospitality scene, making it a popular destination for both tourists and second-home owners.

The River Dart itself is one of the most scenic estuaries in the country and forms the focal point of the town, supporting a thriving sailing community as well as numerous water-based activities. Dartmouth is also home to the world-renowned Britannia Royal Naval College, which sits prominently overlooking the river and provides a steady stream of visitors throughout the year.

The town attracts substantial tourism, particularly during the spring and summer months, boosted by popular events such as the Dartmouth Food Festival and the Dartmouth Royal Regatta, both of which draw significant national and international visitors.

Despite its coastal setting, Dartmouth remains easily accessible, located approximately 33 miles south of Exeter and around 30 miles east of Plymouth. The town is also conveniently positioned within reach of Exeter Airport, which offers both domestic and international connections.

Property Summary

The Floating Bridge is widely regarded as one of Dartmouth's most popular and well-established public houses. Occupying a prominent waterside position immediately adjacent to the Higher Ferry and on the main thoroughfare into the town, the property benefits from exceptionally high levels of passing trade throughout the year, with a significant uplift during the busy summer months when Dartmouth attracts large numbers of visitors.

The business has been under the same ownership for approximately 14 years, during which time our clients have carefully developed the pub into a thriving and highly regarded destination venue. Despite its scale and performance, the business has largely been operated under management, offering considerable scope for an owner-operator to further enhance profitability if desired.

Internally, the pub is presented in a traditional nautical style, reflecting Dartmouth's rich maritime heritage.

Internal Details

The property is attractively presented in a traditional nautical style with decor reflecting the building's maritime surroundings, incorporating low ceilings, wood-strip walls and exposed timber beams throughout.



Ground Floor

Main Entrance

Leading directly from the front of the property.

Inner Hallway

Providing access to the lounge bar, restaurant and ancillary areas.

Lounge Bar

A comfortable and characterful bar area arranged with wooden tables and cushioned chairs for approximately 24 customers, together with additional bar stools surrounding an extended wooden bar servery.

The bar is fully equipped with all the usual modern fixtures and fittings including optic displays, undercounter refrigeration, glass washer, non-slip flooring and associated bar equipment.

Ladies' and Gentlemen's WC facilities are accessed from this area.

Restaurant

A well-appointed dining area arranged with wooden tables and chairs providing seating for 40+ customers. The room features a central multi-fuel fireplace, wood strip flooring and a traditional display cabinet together with a waiter service station.

Redundant WC / Store

Commercial Kitchen

A well-equipped commercial kitchen, partly divided into cooking and wash/preparation areas, fitted with stainless steel catering equipment and benefiting from a recently awarded 5-star Food Hygiene rating.

Internal Refuse Store and Service Entrance

Preparation Kitchen

Further preparation space fitted with stainless steel work surfaces, a range of commercial fridges and freezers together with a walk-in fridge. This area also benefits from a secondary service entrance.

First Floor

A central staircase leads to the first-floor accommodation.

Owner's Accommodation

One-Bedroom Apartment comprising:

Living room / lounge

Double bedroom

Bathroom / WC

Office

Private terrace

Letting / Guest Accommodation

Further double bedroom with ensuite, currently used for guest accommodation but equally suitable for extended family or staff use.



External Details

The property benefits from excellent external trading space.

To the estuary side of the building there is a raised roof terrace with seating for approximately 50 customers, offering outstanding views across the River Dart towards Kingswear and the Dartmouth Higher Ferry crossing.

To the front of the property there is additional customer seating by way of 7–8 picnic benches, providing space for approximately 42+ customers, ideal for casual drinking and dining.

The Business

Owned and operated by our clients for approximately 14 years, The Floating Bridge represents a superb example of a well-established and highly profitable waterside freehouse.

Over the course of their tenure the current owners have invested significantly in both the fabric of the property and the overall trading operation, carefully building the pub's reputation as one of Dartmouth's premier hospitality venues. The business now enjoys a strong and loyal local customer base.

The split of trade is broadly consistent throughout the year, although – as with most waterside venues in South Devon – there is a notable uplift during the peak spring and summer months when visitor numbers increase significantly. The business offers a

balanced mix of food and wet sales, with a particular strength in bar trade driven by the property's prominent location adjacent to the ferry crossing and main route into the town.

Financially, the business performs exceptionally well and is presented to the market with operational profits in excess of £300,000 per annum, demonstrating the strength of both the location and the trading model.

Having successfully established The Floating Bridge as one of Dartmouth's leading freehouses, our clients are now seeking to reposition their interests and focus on their core operations elsewhere. As such, this represents a rare opportunity to acquire a highly profitable and landmark licensed property in one of Devon's most desirable harbour towns.

Business Rates

The property has a current Rateable Value of £64,000 as listed in the 2026 Rating List.

Interested parties should note that this figure is not the amount payable and should make their own enquiries with the local authority.

Licence

The property benefits from a Premises Licence granted by the relevant local authority.



Operating Hours

Traditional licensed opening hours.

Anti-Money Laundering Regulations

In accordance with the Money Laundering Regulations 2017 we are required to obtain identification and proof of funds from all parties involved in a property transaction before solicitors are instructed.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire Safety) Order 2005, it is assumed that an appropriate Fire Risk Assessment has been undertaken.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. However, an undertaking for abortive legal fees may be requested.

The Sellers

Quality Inns of Gloucestershire Limited is a well-established, family-owned hospitality group with a strong reputation for operating high-quality pubs, restaurants and accommodation businesses across Gloucestershire and parts of the South West.

Founded in 1985, the company has steadily expanded its portfolio whilst maintaining a focus

offering quality food, well-kept ales and welcoming environments for both local patrons and visitors. Each venue within the group retains its own individual character whilst benefiting from the operational experience and support of a respected regional operator with a long-standing presence in the licensed trade.

Tenure

Freehold, with vacant possession upon completion.

Accounts

Management accounts will be made available to genuinely interested parties following a formal viewing appointment.

Viewing

No direct approach may be made to the property. All viewings must be arranged strictly by prior appointment with the sole selling agents.

To Arrange a Viewing Contact

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