

The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ





The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ

An exceptional opportunity to acquire a fully refurbished, turnkey public house in the heart of one of South Devon's most popular seaside destinations, ready to trade immediately for the forthcoming season.

**Refurbished and Ready-to-Trade Coastal Public House
Prime Gateway Position into Dawlish Warren with High Footfall
Strong Seasonal Trade with Excellent Food and Wet-Led Potential
Additional Income Opportunity from Roadside Market Pitches
Flexible Space at First Floor with Letting Potential**

LOCATION

The Sandygate Inn occupies a prominent and highly visible trading position at the gateway to Dawlish Warren, one of the region's most popular coastal resorts. The property sits adjacent to the main access route into the Warren and is strategically positioned to capture passing trade from both vehicular and pedestrian traffic entering and leaving the resort.

Dawlish Warren itself is a well-established holiday destination, renowned for its sandy beach, nature reserve and wide range of holiday parks, caravan sites and visitor accommodation. The area experiences significant seasonal uplift, attracting substantial volumes of tourists, day visitors and families throughout the spring and summer months, in addition to a consistent level of local trade from Dawlish and the surrounding coastal communities.

In terms of connectivity, the property is exceptionally well placed. Dawlish Warren railway station is located within close proximity, providing regular mainline services along the scenic Exeter to Plymouth coastal route, with direct connections to Exeter St David's and onward national rail links. The A379 coastal road runs immediately nearby, linking the property to Exeter (approximately 12 miles to the north) and Teignmouth to the south, ensuring ease of access for both visitors and staff. The M5 motorway is accessible via Exeter, further enhancing connectivity to the wider South West and beyond. The property is also adjacent to the main car park for Dawlish Warren.

Ref No: 5475

Annual Guide Rent of £30,000 - £40,000

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ

DESCRIPTION

The property comprises a detached public house arranged over ground and first floor, presented to an excellent standard following a comprehensive programme of refurbishment. The internal trading areas are well configured to provide a welcoming bar and dining environment, suitable for both wet-led and food-focused operation. In addition, the property had a new roof approximately 2 years ago. The whole building has also been rewired with new electrics.

The ground floor offers a main bar servery, seating areas and customer facilities, all of which have been refurbished to a modern and appealing finish whilst retaining a traditional coastal pub character. The layout is considered highly adaptable, allowing an incoming operator to tailor the offering to suit their style of trade.

At first floor level, there is substantial accommodation space currently utilised for owners'/staff living with additional rooms (currently being refurbished). Given the scale and configuration, there is significant potential to reconfigure and enhance this space to provide letting bedrooms or holiday accommodation, subject to any necessary consents. This represents a further opportunity to introduce an additional income stream and maximise overall profitability, particularly given the strong demand for visitor accommodation within Dawlish Warren.

Externally, the property benefits from customer seating areas which are particularly valuable in this location, capitalising on the strong summer trade. In addition, there is excellent potential to utilise the roadside frontage for market-style pitches. This approach has previously been implemented very successfully,

generating a strong rental income stream without detracting from the core pub operation.

The accommodation briefly comprises:-

MAIN BAR

A spacious open plan, light and airy trading space with main bar servery and constantia doors to front. A range of furniture seating 50+. Side door to outside.

LADIES & GENTS CLOAKROOMS

(Includes disabled WC)

UTILITY ROOM

COMMERCIAL KITCHEN

With full extraction and non-slip flooring, uPVC clad wall.

FREEZER ROOM/UTILITY

With door to outside.

FIRST FLOOR

The first floor is currently arranged as three separate areas but is flexible space.

FLAT 1

4 rooms.

FLAT 2

Further 3 rooms, with bathroom, shower room and separate WC.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ

OWNERS/MANAGERS FLAT

LARGE OPEN PLAN LOUNGE/DINER/KITCHEN

BEDROOM with EN-SUITE

OUTSIDE

The pub benefits from outside trading areas to three sides of the property with front terrace and pub benches split over the two levels fronting the road, which is highly visible.

A continued terrace section to side leading to a substantial beer garden at the rear, laid to lawn with pub benches, terrace section and large separate, fenced children's play area with equipment to far corner.

The premises also includes a catering wagon, situated in the grounds. To the other side of the property is a private garage together with hardstanding parking for several cars.

GENERAL INFORMATION

BUSINESS OPPORTUNITY

The Sandygate Inn has been closed since January for refurbishment works and is a genuine turnkey operation, enabling an incoming tenant to commence trading immediately with minimal additional capital expenditure. The recent refurbishment means the property is ready for occupation (subject to incoming tenant equipping the catering kitchen) and ideally positioned to capture the forthcoming holiday season.

The opportunity is particularly well suited to experienced operators seeking a strong seasonal business with significant potential. The location lends itself to a food-led, family-friendly offering, supplemented by drinks trade and events, with scope to further enhance turnover through extended trading hours, themed evenings and the introduction of letting accommodation.

LETTING TERMS

The property is available by way of a new lease at a guide rent of £30,000 to £40,000, on terms to be agreed.

The landlord is prepared to be flexible and supportive in order to secure a suitable operator, with the potential for an initial short-term arrangement leading into a longer-term lease, subject to performance and covenant strength. A 6 month rental deposit – negotiable.

Further details are available upon request.

SERVICES

We understand that all mains services are connected. However, interested parties should make their own enquiries and satisfy themselves as to the adequacy and condition of such services.

RATEABLE VALUE

2026 List: £44,000.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

Interested in this property?

T.01803 21 20 21 **bettesworths.co.uk**





The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ

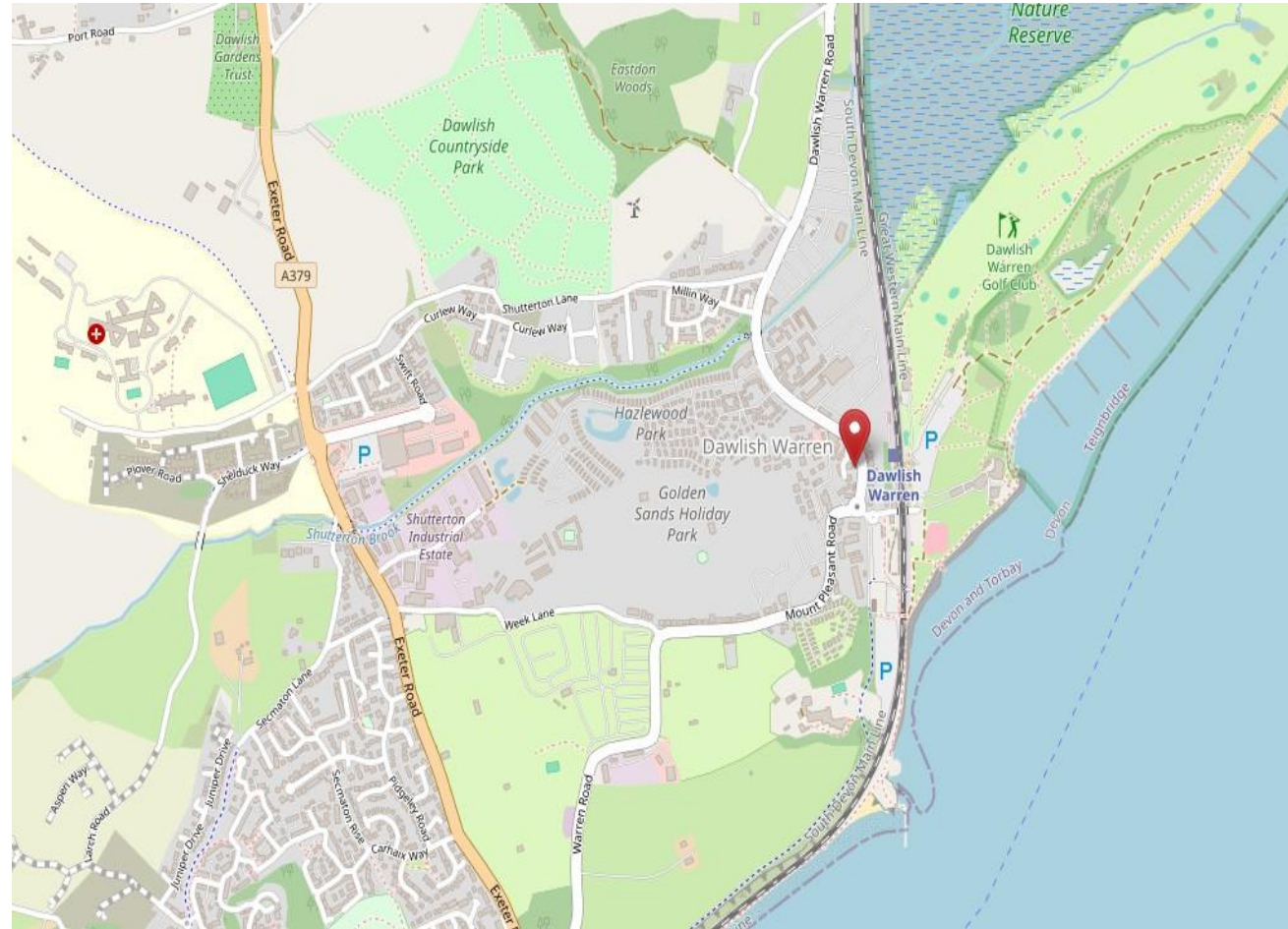
INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

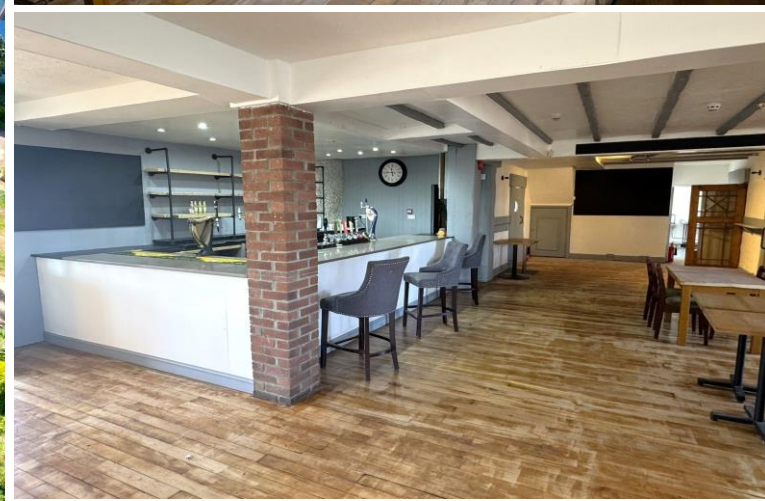


Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ



Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ



Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



The Sandygate Inn

Warren Road, Dawlish Warren, Devon, EX7 0PQ



www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

