



DOLPHIN INN GRAMPOUND, CORNWALL

EST. 1857
ST AUSTELL
BREWERY

INTRODUCTION

An exciting opportunity has arisen to take on The Dolphin Inn, a Traditional Village Pub with Strong Community Backing at the heart of Grampound, central Cornwall.

This traditional inn is brimming with character and charm, offering a warm welcome to both locals and visitors. With its central location between St Austell and Truro, the Dolphin Inn benefits from strong local trade and a boost from seasonal tourism, making it the perfect pub for an ambitious operator looking to immerse themselves in village life while also catering to Cornwall's bustling tourist market.

The pub sits in Grampound (TR2 4RR), a community of around 650 residents which expands significantly during the summer months. Well positioned just 2 miles from St Austell, 9 miles from Truro, and only 19 miles from the A30, it enjoys excellent transport links.



THE PUB

The Dolphin Inn offers a welcoming, traditional feel with a layout designed for both drinking and casual dining. Internally, the pub features:

- A main bar with open fire and classic pub atmosphere
- A sports area for darts and pool, popular with locals
- A dining area with seating included in the overall 52 covers

The commercial kitchen is a good size, fully equipped, and capable of supporting a traditional bar meals offer alongside a more ambitious food-led operation, particularly in the summer season.

Externally, the pub has a rear car park for 12 cars, a rear terrace with 4 tables, and two outbuildings, one of which is used for storage of fridges and freezers. The traditional frontage opens directly onto Fore Street, ensuring visibility and footfall.



PRIVATE ACCOMMODATION

The private accommodation provides comfortable living space for the incoming publican or management couple, consisting of:

- 3 bedrooms
- Kitchen
- Large lounge/diner
- 2 bathrooms

TRADING OPPORTUNITY

The Dolphin currently trades at approximately 80% wet and 20% dry, with a solid drinks led business supported by a dependable local customer base.

However, the pub has much greater potential. The local community has expressed strong support for the Dolphin Inn, emphasising how important it is to them and their village. They are keen to see the pub flourish with:

- Quality food, especially weekday evenings and weekends
- A popular Sunday roast offer, which already has a strong following
- A weekly rhythm of events, from quiz nights and live music to social meetups and community gatherings

Tenancy Details:

Annual Rent: TBC

Fixtures & Fittings: £18,320

Deposit: One quarter of the annual net rent

Tenancy Agreement: Fully tied 5-year agreement

IDEAL CANDIDATE

We're looking for a dedicated operator who can:

- Embrace village life and build lasting links with the community
- Adapt to the seasonal rhythms of Cornish hospitality
- Deliver a reliable, appealing, and food led offer with a focus on Sunday roasts and weekday evening trade
- Demonstrate creativity in event planning and weekly programming
- Maintain high standards of service while growing the business

BDM Vision:

"The Dolphin Inn is a great opportunity for a business partner who has a passion for food, understands beer, and has the ability to adapt to a local community in Cornwall as well as the seasonal tourist trade. Experience in the hospitality trade is not essential but preferred.

With the strong support of the local community, this pub has every chance to thrive - we are looking for someone who can deliver great food, build a weekly rhythm, and make the Dolphin Inn the very best version of itself."

Katie Davey, Business Development Manager.

NEXT STEPS

Application deadline:
17th October 2025

Informal Interviews:
Week commencing 20th October 2025

Desirable start date:
1st December 2025

To apply please send your name, business name and summary vision to nicole.skelton@staustellbrewery.co.uk.



Fully tied agreement. Tenancy/lease length terms to be decided or negotiated.