



THE JUBILEE INN PELYNT

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BREWERY

OVERVIEW

An exciting opportunity has arisen to take on the Jubilee Inn, a well-established village pub with letting rooms, generous outdoor space, and a strong local following. Set in the heart of the Cornish village of Pelynt, the Jubilee Inn offers the chance to build a welcoming, community-led business while also benefiting from steady visitor trade throughout the year.

With a balanced wet-led trade, a traditional food offer, and nine letting rooms, this is an attractive proposition for a Business Partner looking to create a pub at the centre of village life while maximising its location close to Cornwall's popular south coast.

Location

The Jubilee Inn is located in the centre of Pelynt (PL13 2JZ), a thriving village and civil parish with a population of approximately 4,500. Positioned just four miles from Looe and around 20 miles west of Plymouth.

The site benefits from excellent accessibility, sitting close to the A38 and just 15 minutes from the A30, the two main arterial routes into Cornwall. Regular local transport runs through the village, making the pub easily accessible from surrounding towns and rural communities.



THE PUB

Internally, the Jubilee Inn offers a warm, traditional atmosphere with a layout designed to suit both relaxed drinking and casual dining.

The main bar area features 58 dining covers and a large open fireplace that creates a strong focal point throughout the pub. In addition to the central trading space, there are two further dining rooms, one of which can be used as a private function room for events, celebrations, and community gatherings.

Kitchen

The pub benefits from a large, well-maintained commercial kitchen, fitted to a high standard and ideally suited to delivering a traditional bar meals offer while supporting growth in food sales.

Letting Rooms

The Jubilee Inn includes nine letting rooms, comprising five doubles, two king-size rooms, and two twins. These rooms provide a valuable income stream and enhance the pub's appeal to visitors exploring the South East Cornwall coastline.

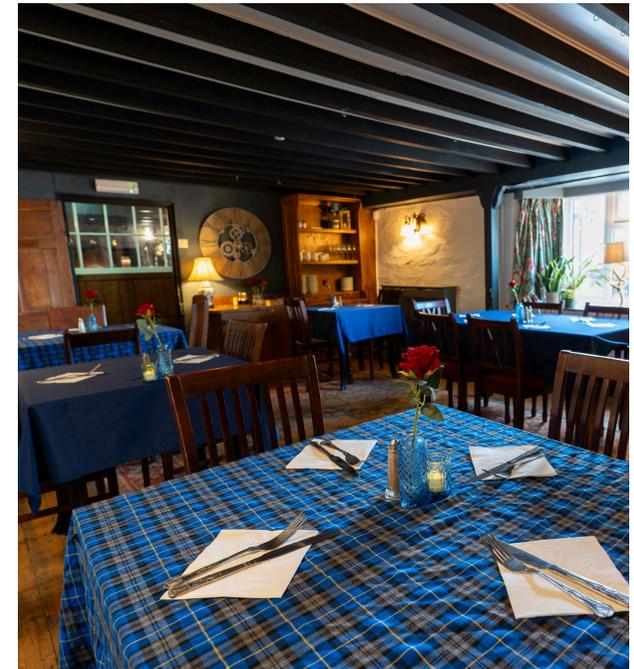
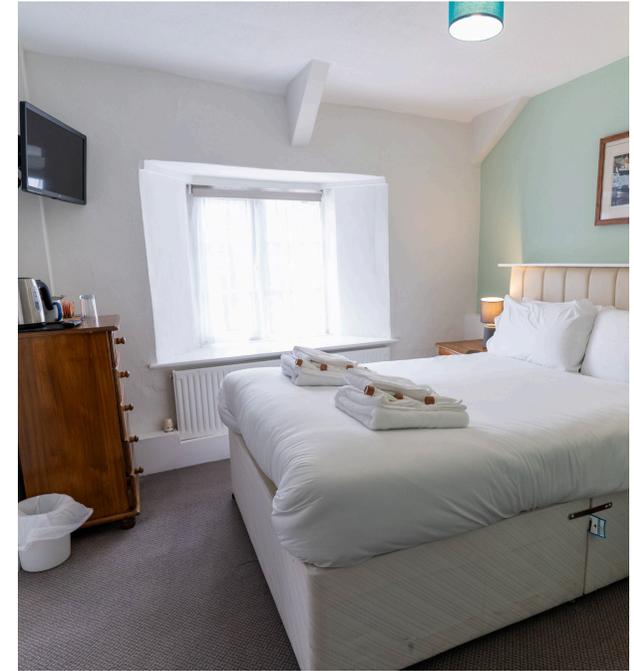
External Trading Areas:

Externally, the Jubilee Inn offers significant space and flexibility. A large car park to the side of the building provides parking for up to 30 cars, supporting both locals and destination visitors.

To the rear, there is a covered smoking and drinking area with seating for approximately 18 guests, alongside a substantial garden that presents real potential for further development. Currently laid out with 10 tables, the space could be enhanced or expanded without feeling overcrowded, offering scope for events, family-friendly use, or seasonal trading initiatives.

Private Accommodation

The private accommodation comprises two bedrooms, two bathrooms, a living room, and a kitchen, providing comfortable on-site living for a resident Business Partner.



THE OPPORTUNITY

The Jubilee Inn offers an excellent opportunity for a Business Partner to run a community-focused pub while benefiting from steady visitor trade along Cornwall's south coast.

The business operates with a balanced trade split of approximately 50% wet sales, 35% food, and 15% accommodation, providing year-round stability supported by loyal locals and boosted by seasonal demand.

With generous internal space, a large garden, and nine letting rooms, there is clear scope to build on existing performance through strong food and drink, a well-planned rhythm of the week, and greater use of the outdoor and function spaces.

Annual Rent: £54,636

Fixtures & Fittings: TBC

Deposit: One quarter of the annual net rent

Tenancy Agreement: Fully tied 5-year agreement

IDEAL CANDIDATE

We are seeking a Business Partner who:

- Has a passion for running a great pub and serving their local community
- Enjoys delivering honest, traditional food and well-kept drinks
- Can lead and motivate a team with confidence
- Is adaptable to seasonal trading patterns
- May have hospitality experience, though this is preferred but not essential

Above all, we are looking for someone with enthusiasm, commitment, and a clear vision for the Jubilee Inn.

"The Jubilee Inn is a brilliant village pub with real scale and opportunity. We're looking for a Business Partner who understands the importance of community, enjoys food and drink, and can adapt to Cornwall's seasonal rhythms."

Andy Spry, Business Development Manager.



NEXT STEPS

Application deadline:
30/01/2026

Informal Interviews:
13/02/2026

Desirable start date:
03/06/2026

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.