



THE GEORGE, PLYMPTON

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BREWERY

OVERVIEW

An exciting opportunity has arisen to take on the George Inn, a beautifully presented pub with a strong restaurant offer, five letting rooms and excellent function potential, located in Plympton, just outside Plymouth.

Recently refurbished to a high standard and ready to trade from day one, the George combines a strong wet-led core with a proven food offer and accommodation income. With multiple trading areas, standout outdoor space and generous parking, this is a well-rounded business with real long-term potential in a high-demand commuter and local market.



THE PUB

The George Inn is located at 191 Ridgeway, Plympton, approximately 1 mile from the A38, with Plymouth City Centre just a 15 minute drive away. Plympton benefits from strong local residential trade and commuter footfall, while remaining well connected for visitors, events and short stays.

Internally, the George offers around 50 covers across a well-finished layout, split by a striking central chimney. The bar side has an open fire and a classic pub feel, while the restaurant side is more dining led, with a log burner and comfortable soft furnished seating.

Upstairs, a dedicated function room can host 60 seated guests or up to 100 standing, and benefits from its own bar and toilets. This is a real strength of the business, with clear potential to grow bookings through proactive local marketing.

A well laid out commercial kitchen supports a restaurant style offer and is capable of delivering quality at volume, while the pub's five letting rooms provide a valuable additional income stream with clear opportunity for growth through improved online visibility.

External Trading Areas

Outdoor trading is a real asset, finished to a high standard and ideal for summer trade with a patio bench seating for around 30 covers and a decked area with pergola for a further 20 covers. The pub also benefits from parking for up to 30 cars.

Private Accommodation

There is currently no dedicated private accommodation, although one letting room could be used for live-in arrangements if required.



THE OPPORTUNITY

The George Inn offers a strong, multi-income business model with an established trade split of approximately: 60% wet sales, 30% food, 10% accommodation

The pub is already positioned to trade successfully, and with the right Business Partner there is clear opportunity to further grow performance through:

- A confident, consistent restaurant offer
- Strong local marketing and digital visibility to maximise room bookings
- Developing a structured rhythm of the week to build repeat local visits
- Fully utilising the function room for private events and community hire

Following a refurbishment two years ago, the George is presented to a very high standard with excellent curb appeal, giving an incoming Business Partner a rare chance to take on a site with minimal start-up work required.

Annual Rent: £35,000

Fixtures & Fittings: TBC

Deposit: One quarter of the annual net rent

Ideal candidate

We are seeking a Business Partner who:

- Has strong food experience and understands the importance of consistency and reputation
- Can lead a team and deliver high standards of service
- Has the energy and commercial focus to drive function bookings and room occupancy
- Understands the value of marketing, community presence and local relationships



NEXT STEPS

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.