



GOLDEN LION PORT ISSAC

EST. 1857
ST AUSTELL
BREWERY



INTRODUCTION

An exciting opportunity has arisen to operate the Golden Lion, a landmark pub set in the heart of the iconic fishing village of Port Isaac on Cornwall's dramatic north coast. With multiple characterful trading areas, strong food sales and stunning harbour views, the Golden Lion is a high profile destination pub in one of the county's most visited coastal locations.

This is a thriving and well established business that attracts both loyal locals and a large volume of visitors throughout the year, offering a fantastic platform for an experienced Business Partner to continue building on its success.

Location

The Golden Lion is located in Port Isaac, Cornwall PL29 3RB, one of the most recognisable coastal villages in the South West. The village rose to wider fame as the filming location for the television series Doc Martin and the home of the musical group Fisherman's Friends, drawing visitors from across the UK and beyond.

Situated on Cornwall's rugged north coast and approximately eight miles from Wadebridge, Port Isaac is a vibrant tourist destination filled with independent shops, cafés and restaurants. Visitors flock to the harbour, coastal paths and beaches, creating strong seasonal footfall that supports the local hospitality scene.

The village is served by local bus routes connecting surrounding villages and larger towns, ensuring access for both visitors and local residents.

THE PUB

Internally, the Golden Lion offers a variety of trading spaces that give the pub both flexibility and character. Guests enter through a lobby area which leads to four distinct trading areas, each offering a slightly different atmosphere.

Just inside the entrance is a cosy seating area centred around an open fireplace, accommodating around 10–12 covers and creating a warm welcome during cooler months.

To the right are two dining rooms, one of which enjoys views across the harbour, making it a particularly popular spot for diners and visitors. On the upper level, a spacious dining room provides further seating while offering impressive views out to sea, helping to create a memorable dining experience.

One of the most distinctive features of the pub is the famous Bones Bar, located on the lower level. This unique space has its own bar and can be closed off from the main trading areas, making it ideal for private functions, events or alternative themed offers.

In total, the Golden Lion provides approximately 90 dining covers and benefits from a well equipped commercial kitchen capable of supporting the busy food trade.

External Trading Areas

The exterior of the Golden Lion maintains the charm and character expected of a traditional Cornish coastal pub and has recently been redecorated, giving the building a fresh and welcoming appearance.

Outdoor seating is limited but highly desirable. A balcony area overlooking the harbour provides seating for approximately 12-14 guests, offering stunning views across Port Isaac and creating a unique drinking and dining experience during warmer months.

Private Accommodation

The private accommodation is located on the third floor of the building and comprises a self contained flat with one bedroom, a domestic kitchen, bathroom and living room, providing comfortable on site living for the Business Partner.



THE OPPORTUNITY

The Golden Lion operates with a strong and balanced trade split of approximately 55% wet sales and 45% food, reflecting its reputation as both a lively pub and a popular dining destination.

As one of the best known pubs in North Cornwall the business already performs strongly and attracts significant visitor trade throughout the year. The opportunity for a new Business Partner lies in maintaining this momentum while continuing to refine the food offer, maximise the unique trading spaces within the pub and create compelling reasons for guests to return.

Developing a strong rhythm of the week, hosting events or private functions within the Bones Bar and ensuring a consistent, high quality food and drink offer will all play an important role in sustaining the pub's reputation.

Due to the scale and popularity of the business, this opportunity is best suited to an experienced hospitality operator who understands the demands of a busy, high turnover coastal pub and can confidently manage the seasonal peaks that come with tourism in this area.

WHAT WE'RE LOOKING FOR

We are seeking a Business Partner who:

- Has strong experience in delivering a quality food led pub offer
- Understands the dynamics of seasonal tourist destinations
- Can engage with the local community while welcoming large volumes of visitors
- Is commercially driven and confident managing a high volume site
- Has the energy and leadership to run a busy and well-known coastal pub



NEXT STEPS

To apply please send your name, business name, summary vision and proof of funding to nicole.skilton@staustellbrewery.co.uk.

TENANCY TERMS

Annual Rent: £68,868

Deposit: £17,217

Fixtures & Fittings: TBC

Tenancy Agreement: Fully tied 5 year agreement

Tenancy/lease length terms to be decided or negotiated.



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