



# OVERVIEW

An exciting opportunity has arisen to operate the Lugger Inn, a characterful coastal pub located in the picturesque village of Polruan on the banks of the River Fowey. Combining strong seasonal visitor trade with a loyal local following, the Lugger offers a vibrant hospitality business in one of Cornwall's most scenic waterfront communities.

With a well established restaurant offer, five letting rooms and a welcoming traditional bar, the pub provides a balanced income stream and an excellent platform for an experienced operator to shape the next chapter of its success.

## Location

The Lugger Inn sits in the attractive harbourside village of Polruan, Fowey, Cornwall PL23 1PA, positioned right on the harbour.

Polruan is a historic fishing village with a population of around 534 residents, known for its narrow streets, coastal views and strong maritime heritage. While the village itself feels peaceful and tucked away, it benefits from a daily passenger and vehicle ferry linking Polruan to Fowey, providing convenient access to the wider Cornish coastline and larger towns in the region.

The surrounding coastline, walking routes and natural beauty draw large numbers of visitors, walkers and boaters throughout the year, particularly during the spring and summer seasons.



# THE PUB

Internally, the Lugger Inn combines traditional charm with practical trading space. The main bar area is cosy and welcoming, featuring two fireplaces that create a warm atmosphere during the quieter months.

To the right of the bar sits a separate restaurant dining room, bringing the total dining capacity to approximately 70 covers. This layout allows the pub to comfortably accommodate both casual drinkers and diners while maintaining a relaxed, traditional pub feel.

The commercial kitchen is located downstairs and is well sized to support the existing restaurant operation and future menu development.

The business also benefits from five well presented letting rooms, finished to a good standard and ready to maximise occupancy during the busy tourist season.

## External Trading Areas

External space at the Lugger Inn is limited due to its traditional village location. There is no dedicated beer garden or car parking; however, the pub does offer a small outdoor seating area and smoking solution on the roof terrace, providing guests with some outdoor space during warmer months. Additionally there is a 'hatch' which during peak season has been used to sell takeaway food and drinks.

While compact, the pub's proximity to the harbour and village streets means it naturally benefits from passing visitor trade.

## Private Accommodation

The private accommodation is located in a bungalow situated behind the pub, offering valuable separation between home and business life. The accommodation includes two bedrooms, a kitchen and a lounge, providing comfortable living space for the Business Partner.



# THE OPPORTUNITY

The Luggar Inn currently operates with an approximate trade split of 45% wet sales, 40% food and 15% accommodation, reflecting its popularity with both diners and visitors staying in the area.

This is a compact but exceptionally busy pub during peak periods and presents a fantastic opportunity for an operator who can embrace the seasonal nature of coastal trade while maintaining strong local appeal throughout the year.

There is clear potential to continue developing a strong food-led offer that caters for walkers, tourists, dog owners and visiting boaters, while also creating reasons for the local community to return regularly through events, themed evenings and a consistent rhythm of the week.

Maximising the performance of the letting rooms through proactive marketing and online booking channels will also be key to driving additional revenue during the busy visitor season.

# IDEAL CANDIDATE

We are seeking an operator who can bring energy and vision to the Luggar Inn while embracing the character of this unique coastal setting.

- The successful candidate will ideally:
- Have experience delivering a strong food offer in a pub environment
- Understand the dynamics of seasonal tourism and visitor-led trade
- Be able to create a welcoming space for locals, walkers, tourists and boaters alike
- Have knowledge of marketing and managing letting rooms
- Be adaptable and commercially aware in a busy seasonal business



# NEXT STEPS

To apply please send your name, business name and summary vision to [nicole.skelton@staustellbrewery.co.uk](mailto:nicole.skelton@staustellbrewery.co.uk).

# TENANCY TERMS

Annual Rent: £77,886

Fixtures & Fittings: TBC

Deposit: £19,471

Tenancy Agreement: Fully tied 5 year agreement

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



# ST AUSTELL

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