



DOLPHIN INN GRAMPOUND, CORNWALL

EST. 1857
ST AUSTELL
BREWERY

INTRODUCTION

An exciting opportunity has arisen to take on the Dolphin Inn, a characterful village pub in the heart of Grampound, central Cornwall.

Combining strong local trade with seasonal visitor appeal, the Dolphin offers the chance to run a traditional Cornish pub with real community backing and clear potential for further growth.

Positioned between St Austell and Truro, the pub is well located for both residents and tourists exploring Cornwall's south coast. Grampound is within easy reach of the A30 and surrounded by popular destinations including The Lost Gardens of Heligan, Trewithen Gardens, Mevagissey, Charlestown and the Roseland Peninsula, helping drive additional footfall throughout the year.



THE PUB

The Dolphin Inn delivers the warm, welcoming atmosphere expected of a traditional village local. Internally, the pub offers around 52 covers across a comfortable and flexible trading space suited to both casual drinking and dining.

The main bar area centers around an open fire, creating a cosy environment during the cooler months, while the darts and pool area helps maintain a lively social atmosphere for locals and regulars.

The commercial kitchen is fully equipped and well suited to a traditional bar meals offer, with excellent potential to further develop food trade, particularly around evening dining and popular Sunday lunches.

The pub enjoys a prominent position on Fore Street, giving it strong visibility within the village.

To the rear is a private car park for approximately 12 vehicles, along with a terrace area providing outdoor seating for four tables. Two additional outbuildings offer valuable storage space.

The private accommodation provides comfortable living space consisting of:

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



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.



TRADING OPPORTUNITY

There is strong potential to build on the existing business by expanding the food offer and creating a consistent rhythm of events and community activity throughout the week. The village has shown genuine support for the pub and is keen to see it continue evolving as a thriving local hub.

This opportunity would suit someone who enjoys community-focused hospitality, can adapt to seasonal trade patterns and wants to bring energy and fresh ideas to an already well-loved pub. Experience in hospitality is preferred but not essential.



NEXT STEPS

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

Trade	2023	2024	2025*
Barrels of Draught Beer and Cider	100	110	55
Litres of Minerals	2171	2046	431
Litres of Wines & Spirits (inc PPS)	650	510	420

* pub closed for 5 months in 2025

Estimated Annual FMT Turnover

£320,000

Liquor = 80%

Food = 20%

Accommodation = 0%

Likely Ingoing

£30,000 (excluding brewery deposit)

Brewery Deposit

£5,000

Rates (annual)

£3,820

Inventory

Stockware/Glassware - subject to independent valuation.

Rent (annual)

£16,390

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