EARL OF ST VINCENT

EGLOSHAYLE, WADEBRIDGE

EST · 1851
ST AUSTELL
BREWERY

INTRODUCTION

The Earl of St Vincent is a traditional Cornish country pub full of character, ideally located in the historic village of Egloshayle on the edge of the thriving market town of Wadebridge. Offering a balanced wet and food trade, attractive outside space and comfortable private accommodation, it presents an excellent opportunity for a Business Partner looking to become part of a welcoming local community.

With Padstow, Bodmin and the Camel Trail all within eight miles, the pub is well positioned to attract a mix of loyal local customers and visitors exploring North Cornwall. Excellent road and bus links, combined with the area's popularity with walkers and cyclists, provide consistent trade throughout the year

THE PUB

The Earl of St Vincent is full of traditional charm, with a welcoming atmosphere that immediately feels like a true village local.

The main trading area offers around 32 covers, centred around a large open fireplace that creates a cosy focal point during the cooler months. A separate dining room provides space for smaller groups or private gatherings, giving the business flexibility throughout the week.

A well-maintained commercial kitchen is fully equipped to support a traditional bar meals offer and provides an excellent base to further develop the food side of the business.

A spacious enclosed beer garden runs alongside the property, offering bench seating,lighting and a relaxed setting for customers to enjoy throughout the warmer months. The pub also benefits from a large customer car park, making it an attractive destination for diners and visitors travelling from the surrounding area.

The designated smoking area is positioned away from the main entrance, helping maintain the welcoming appearance of the pub.

The private accommodation comprises three bedrooms, a domestic kitchen, bathroom and a spacious living room, providing comfortable and practical accommodation for a Business Partner.

THE OPPORTUNITY

The Earl of St Vincent offers an exciting opportunity to take on a well-established pub with strong foundations and plenty of scope to make your own mark.

The business already benefits from a balanced mix of food and drink sales, but there is clear potential to strengthen its reputation through a consistent food offer, engaging events programme and a strong online presence. Building lasting relationships with the local community while attracting visitors to the area will be key to unlocking the pub's full potential.

THE RIGHT FIT FOR YOU?

This opportunity would suit an operator who enjoys building strong community connections while delivering consistently good hospitality.

A passion for quality food and well kept beer will help drive the business forward, alongside the ability to create a vibrant rhythm throughout the week with events, promotions and local engagement. Experience in hospitality would be beneficial, but just as important is the enthusiasm to become part of village life and continue developing the Earl as a welcoming destination for both residents and visitors.

EARL OF ST VINCENT FINANCIALS

Trade History	2023	2024	2025
Barrels of Draught Beer & Cider	35	56	50
Litres of Minerals	8051	1728	5347
Litres of Wines & Spirts (inc PPS)	1359	1444	1027

Estimated Annual FMT Turnover
£425,000

Estimated Food Turnover
Liquor = 50%
Food = 50%
Accommodation = 0%

Rates
£7,900

Rent
£25,908

Brewery Deposit
£6,477

Estimated Fixtures & Fittings
£22,000

Estimated Stock & Glass
£6,500

Estimated Working Captial
£8,000

NEXT STEPS

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

5 year fully tied agreement.
Tenancy/lease length terms to be decided or negotiated.