



The Rolle Arms

East Budleigh, Budleigh Salterton, Devon EX9 7DL

Tenure

Freehold

Price

£495,000

- Prominent roadside pub in picturesque village
- Close to popular Devon beaches and resorts
- Well-configured trading space with commercial kitchen
- Consent granted for addition of 13 letting rooms
- Rear yard for parking and external seating

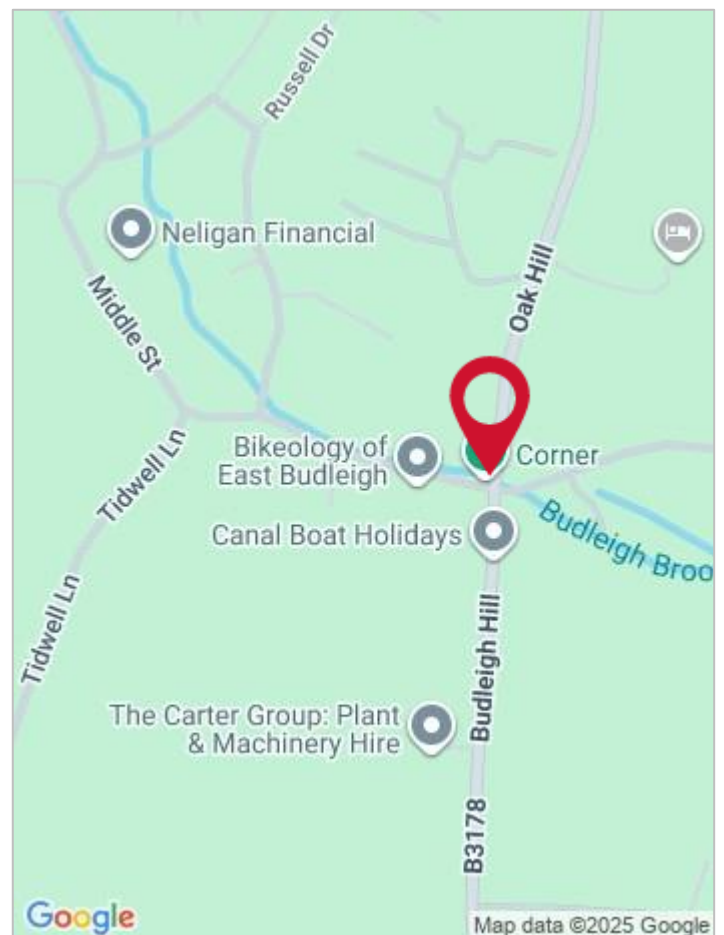
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Location

The property is located in East Budleigh, a small village in East Devon situated two miles north of the coast at Budleigh Salterton. The village lies within the East Devon Area of Outstanding Natural Beauty, and Exeter is 10 miles distant to the northwest, with the beaches of Exmouth and Sidmouth both around five miles away. The proximity to Bicton Park and Bicton Arena ensures visitors to the area and this stretch of Devon coastline draws tourists during warmer months. The property sits prominently at the junction of Budleigh Hill and Lower Budleigh, and nearby amenities include a community shop, a primary school and a village hall.

Description

The Rolle Arms comprises an imposing 19th Century inn, constructed in painted stone with pitched slate roofs. The two-storey building is laid out in the shape of a horseshoe, with a skittle alley having been added on one side of the original building, and a two-storey barn adjoining on the other. At the rear is a large, enclosed yard which has been used for parking and to provide an external drinking area.

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Trade

The Rolle Arms has been closed for trade since 2018. The business previously operated as a community pub, serving the local area. Planning permission has been obtained to add 13 letting rooms, offering new owners the opportunity to create a destination pub with extensive accommodation. There is great potential to build a strong business that taps into the events and landmarks found on the doorstep of this beautiful Devon village, including literary, cinema and folk festivals, theme parks, botanical gardens, nature reserves, museums and beaches, as well as the Jurassic Coast.

Accommodation

Ground Floor

The property has dual entrances from the frontages on Budleigh Hill and Lower Budleigh, providing access into the main bar area. This space is arranged around a wooden servery and the space is finished with dark wooden floorboards, painted walls and low-level panelling. Seating is at loose wooden tables, chairs, sofas and stools and accommodates up to 40 customers. A wood burner provides a natural partition between the bar area and a dining space, decorated with carpeted flooring and providing a further 25 covers. To the rear of the main bar is a small games area with a darts throw and space for 10 customers. A doorway from the games area leads into the trade kitchen, which benefits from a full extraction system, various commercial appliances and a walk-in cold store. At the rear of the ground floor is a skittle alley, which adjoins a temperature-controlled beer cellar. Additional ancillary accommodation at ground floor includes male and female customer WCs.

First Floor

From the entrance on Lower Budleigh, a doorway leads to the first floor private accommodation. This is extensive and comprises four bedrooms, a lounge, domestic kitchen, family bathroom and a separate bathroom with shower and WC.

Outbuilding

Adjoining the rear of the main pub building is a former barn. This has been used as storage and extends over ground and first floor.

External

At the rear of the pub is a large yard which has been used for customer parking, as well as external seating on a small area of astroturf.

Tenure

The property is held freehold.

Planning

The property is not Listed but is situated within the East Devon AONB.

Development

Planning consent has recently been obtained to redevelop the property to create 13 letting bedrooms. Further details of the consent can be found on the Council's website under application number 24/0700/FUL.

Licence

The property has previously benefitted from a Premises Licence that permitted trade until midnight, seven days a week. New owners will need to make a new licensing application to East Devon District Council.

Business Rates & Council Tax

The property is in an area administered by East Devon District Council. The 2023 Rateable Value has been assessed at £5,500. 00% small business rates relief might apply to this property.

The domestic accommodation is within Band C for council tax purposes.

EPC

The property has an EPC rating of C.



Services

We are advised that the property is connected to all mains services.

Viewing

Strictly by appointment only through Fleurets' West & South Wales office on 0117 923 8090.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto [fleurets.com](https://www.fleurets.com) or contact:

Nick Fisher

Senior Associate

☎ 0117 923 8090

📱 07798 716113

✉ nick.fisher@fleurets.com



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Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com