



Mounts Bay Inn

Churchtown, Mullion, Cornwall TR12 7HN

- Landmark Freehouse in central village location
- Offers quality bar and restaurant areas 80+ covers
- Outside patio/terrace area for 60+ covers
- Six superb en-suite letting bedrooms
- Owners' 2-bedroom accommodation
- Leasehold Option Available

£595,000 FOR THE FREEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV
£60,000 FOR THE LEASEHOLD INTEREST PLUS SAV





LOCATION

The Mounts Bay Inn occupies a unique central position within the village of Mullion, which lies on the Lizard Peninsula, Cornwall. Mullion has a year round population of some 2,500+ persons which is extended during the summer months with many visitors to the area. The village has excellent amenities centred around the old harbour area and lies close to Helston approximately 12 miles and Lizard Head approximately 5 miles. The premises also lie close to the RNAS Culdrose Air Base, known as the largest helicopter base in Europe.

DESCRIPTION

Mounts Bay Inn comprises a 19th Century detached granite and stone three-storey construction under a pitched roof with later extensions to front, rear and sides. The property also has front and rear patio garden areas.

ACCOMMODATION

(All dimensions are approximate)

MAIN ENTRANCE

Double doors and entrance matting.

GENTS TOILET

Two urinals, wc and wash hand basin.

FRONT BAR (6.9m x 3.75m)

Feature fireplace, range of tables, chairs and oak flooring.

LADIES TOILET

Two wcs and wash hand basin, baby changing unit.

BEER CELLAR

Cellar cooling unit, ice-making machine and sink with adjacent bottle/store room housing the boiler.

MAIN BAR AREA (8.5m x 12.9m)

Extensively refurbished and extensive bar/dining area with range of tables and chairs for 40+ covers with pool table, range of settees, oak flooring, feature log-burner.

BAR SERVERY

Double return counter with range of coolers. Altro coffee machines. Two touch-screen cash registers. Glass washer.

WINE/SPIRIT STORE

Extensively fitted with shelving and storage. Side door to leading to outside decking and smoking area.

RESTAURANT AREA (8.85m x 7.25m)

Recently refurbished and refitted dining area with tables and chairs for 45+ covers. Local themed decoration. Feature fireplace and drum light shades. Fully carpeted.

RECEPTION SERVERY

Return counter with cash register.

COMMERCIAL KITCHEN (4.25m x 6m)

Well-equipped commercial kitchen with aluminium extraction hood. Lotus 4-burner range. Rationale steam oven. Two twin deep fat fryers. Lava rock grill. Contact grill. Rational steam oven. Dishwasher. Twin stainless steel sink unit. Range of under-counter refrigerators and microwaves. Altro flooring.

PASSAGEWAY

MAIN OFFICE

REFRIGERATOR AREA

Equipped with range of freezers and refrigerators.

UTILITY ROOM

Equipped with range of washing machines, tumble dryer, sink and wc.

OUTSIDE

To the rear of the property lies a tiered patio/decked area equipped with picnic bench table seats with smoke shelter, lower garden area and lawned garden all similar equipped with picnic bench seats and access to rear lane.

To the front of the property lies an enclosed open yard area equipped with picnic bench seats.

STAIRWAY TO OWNERS' ACCOMMODATION

BEDROOM 1 - Twin

BATHROOM

Shower, wc and wash hand basin.

BEDROOM 2 - Double

LOUNGE

DINER

GARDEN

STAIRWAY TO LETTING ROOMS

LETTING ROOM 1

Double rear with en-suite shower, wc and wash hand basin.

STORE ROOM



LETTING ROOM 2

Double front and family with sea views and en-suite shower, wc and wash hand basin.

OFFICE

LETTING ROOM 3

Double front with sea views and en-suite shower, wc and wash hand basin.

LETTING ROOM 4

Twin rear with en-suite shower, wc and wash hand basin.

SECOND FLOOR

LETTING ROOM 5

Family room with sea views, en-suite shower, wc and wash hand basin.

LETTING ROOM 6

Family room with sea views, en-suite shower, wc and wash hand basin.

BEDROOM

En-suite shower room with wc and wash hand basin.

LOUNGE DINER AREA

BUSINESS

The Mounts Bay Inn offers a superb opportunity to acquire a prominent and unique Cornish Freehouse located in the village of Mullion. The business opens 7 days a week throughout the year, 11am to 11pm, Monday to Friday with extended hours during Saturday and Sunday. The Mounts Bay Inn trades a community style pub with extensive dining and letting facilities and receives an exceptional boost during the seasonal months with the many visitors to the area. In addition, the Mounts Bay Inn hosts pool teams, quiz teams, darts teams, two euchre teams and live music.

We are advised that the split between wet, dry and accommodation is approximately 50:40:10 respectively. The business is offered for sale due the vendors' desire to pursue other business interests.

ACCOUNTS

Financial information will be available to all seriously interested parties following an initial viewing.

SERVICES

Services connected to the premises include mains water, drainage and electricity with LPG for cooking and oil central

heating. *(We would point out that no testing of any of the services has been carried out by the agent.)*

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of £26,250 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence 00025/05 issued from Cornwall Council. *(It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)*

TENURE

The Mounts Bay Inn is available freehold. A leasehold option is also available with an annual rental of £50,000 for a 10 year term.

PRICE

£595,000 for the freehold interest with the benefit of Licence, fixtures, fittings plus stock at valuation on completion. Leasehold Option available at £60,000 for the premium plus stock at valuation.

ENERGY PERFORMANCE CERTIFICATE

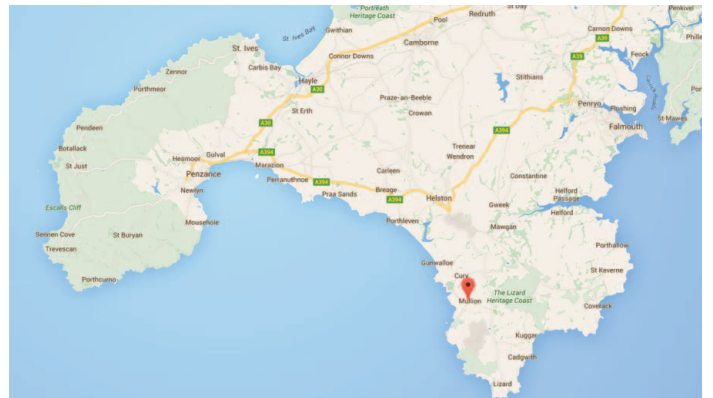
The property has an EPC Rating of C under Certificate Reference Number 0596-2094-9830-8500-6603.

VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our offices. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.



CHARTERED SURVEYORS COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397
F: 01872 223342
E: Jeremy@sbcproperty.com

SBC Property is the trading name of Scott Burridge Commercial LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of SBC Property or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give SBC Property, nor any person in their employment, any authority to make or give any representation or warranty whatever in relation to this property.