



The Mounts Bay Inn


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Art Bar . Café . Restaurant

MOUNTS BAY INN



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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**
- **Freehold Option Available**



**£37,000 FOR THE LEASEHOLD INTEREST TO INCLUDE
FIXTURES & FITTINGS PLUS SAV
FREEHOLD OPTION ALSO AVAILABLE £595,000**



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.

THE 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

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.)

ACCOMMODATION (Areas 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

STORE ROOM

LETTING ROOM 2

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

OFFICE

LETTING ROOM 3

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

LETTING ROOM 4

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

UTILITY AREA

With sink unit and plumbing for washing machine and dryer. Storage and stairs leading to

SECOND FLOOR

PRIVATE KITCHEN

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



ENERGY PERFORMANCE CERTIFICATE

The premises had an EPC Rating of C under Certificate Reference Number 7910-0623-3498-1827-7153 which is valid until 12 February 2034.

TENURE

The Mounts Bay Inn is available leasehold with a passing rent of £55,000 per annum for the remainder of 10 year free-of-tie lease expiring 2028.

The freehold interest is also available at a price of £595,000.

PRICE

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

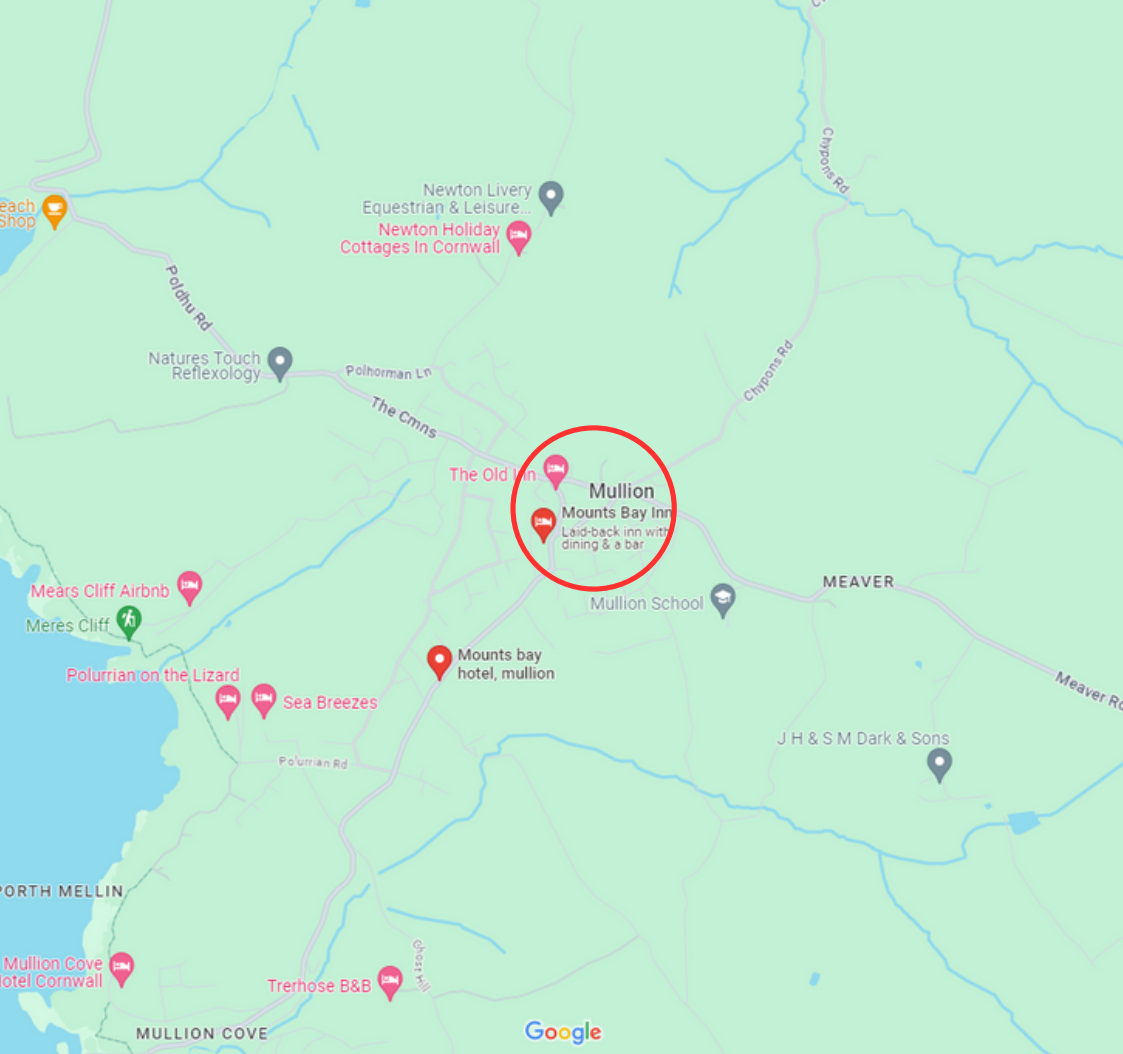
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

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