



REF: 720

The Old Inn
Churchtown, Mullion, Helston,
Cornwall TR12 7HN

£14,000



£14,000 is the rent deposit.

**In addition, funds will be needed
for stock and working capital.**

**Fixtures and Fittings can be
bought over a period of time.**



FEATURES

- Historic Cornish village inn on the Lizard Peninsula
- Multiple trading areas full of character seat around 100
- Five en-suite letting bedrooms
- Well presented commercial kitchens
- Great trade gardens and patios seat 90
- Annual turnover £600,000 (unwarranted)
- Owner's one-bedroom apartment

LOCATION

The historic village of Mullion, found on the Lizard Peninsula is a lovely location for this village pub and inn.

The town of Helston is 10 miles away whilst Lizard Point is just 3 miles down the road. Kynance Cove (one of Cornwall's most beautiful beaches) is just a few minuets' drive.

The Old Inn enjoys trade all through the year from locals and from tourists especially walkers enjoying the South West Coastal Path.

THE BUSINESS PREMISES

Entrance Vestibule

Leads to:

Quarry tiled floor corridor providing access to the:

Lounge Bar - on Two Levels

A raised area seats 24 in a room that is full of character having heavy beamed ceilings and walls, part stone exposed walls, part panelled walls, carpeted floor and wood-burning stove.

Second Area - surrounding the main Bar Servery

Seats around 40. A traditional bar full of character with herring bone wooden floor, heavy beamed ceilings, panelled walls and a feature fireplace.

The bar servery has panelled front, heavy oak top and full range of back bar equipment.

First Dining Area

Seats 14 with heavy beamed ceiling.

Second Dining Area

Seats 20 with heavy beamed ceilings, part panelled walls and door outside.

Third Dining Area / Bar Overflow

Seats 14. A lovely room with open fireplace, beamed ceilings, part panelled walls and numerous artefacts.



Well presented Ladies & Gents WCs

Main Commercial Kitchen

Laid as a show kitchen with full range of commercial equipment.

Kitchen Prep and Wash-Up

With further specialist equipment.

Cellar



LETTING ACCOMMODATION

With three letting rooms on the first floor and two further rooms on the second floor.

Letting Room 1

A family room with one double bed, one single bed, writing desk and en-suite shower.

Letting Room 2

A double room, double aspect with window seat and en-suite shower room.



Letting Room 3

A family room with double bed, single bed, double aspect and en-suite bathroom.

Stairs to:

Letting Room 4

A double room recently refurbished, double aspect with newly furnished en-suite shower room.



PRIVATE ACCOMMODATION

The private accommodation consists of a one-bedroom apartment with office, lounge, private kitchen and bathroom.

OUTSIDE

Outside tables and chairs provide space for around 90 customers in multi-level areas including patio, lawns, gravelled area and a covered slightly raised stage/smoking solution.

Also outside is a shepherd's hut which provides an outside bar and some alfresco dining.



Car Park

There is a free public car park situated directly opposite the pub.

THE PROPERTY

Is partly thatched with a part slate tile roof. There is oil-fired central heating, mains electric, mains drains and bottled gas.

THE BUSINESS

Has been run by the current lady operator for the past 11 years.

We do not have accounts but we are advised that annual sales are circa £600,000 (net of VAT) with 60% of turnover being wet sales, 30% food and 10% letting.

We are unable to warrant any trading figures.

TENURE

The Old Inn is available on the basis of a brand new agreement with St Austell Brewery.

The target rent is £56,000 per annum.

Rateable Value

Current rateable value (1 April 2023 to present) £28,250.

This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/5563-7603-4856-0341-2651>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
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