



REF: 819

Crown Inn

St Ewe, near St Austell, Cornwall,
PL26 6EY

Fully Tied (St Austell Brewery)
Annual Rent: £24,500
Brewery Deposit: £6,125



**£6,125 brewery deposit to secure
this fully tied tenancy
at an annual rent of £24,500,
plus estimated
fixtures and fittings of £25,000,
stock and glass at valuation
of circa £5,000 and
working capital of circa £5,000**

FEATURES

- Traditional Cornish country pub in the picturesque village of St Ewe
- Strong food potential with year-round tourism and a loyal local following
- Positioned between St Austell and Mevagissey, minutes from the Lost Gardens of Heligan
- Flexible multi-room layout suited to both drinking and dining
- Characterful public bar with exposed stone walls, timber beams and fireplaces, 25 to 35 covers
- Separate lounge and dining room, 35 to 45 covers
- Well-positioned commercial kitchen suited to a strong food operation
- Attractive beer garden for 50 to 60 covers plus customer car park for 20 to 30 vehicles
- Comfortable private accommodation

LOCATION

St Ewe is a small village and civil parish in mid-Cornwall, with a population of around 570, set approximately five miles southwest of St Austell and overlooking the coastal port of Mevagissey. The parish has early medieval origins, with Celtic stone crosses dating from the 9th to 11th centuries still found locally, and a parish church of Norman origin with a 14th century tower. The village centres around this historic church and a traditional square, giving it a timeless, postcard-worthy character.

The Crown Inn is positioned between St Austell and Mevagissey, surrounded by rolling countryside and vineyard landscapes, and within a few minutes of the Lost Gardens of Heligan, one of Cornwall's most visited attractions, which draws significant visitor numbers throughout the year. The fishing village of Mevagissey is just four miles away. The pub benefits from strong year-round local trade combined with steady seasonal tourism from visitors exploring the surrounding area.

BUSINESS PREMISES

Public Bar

The heart of the business, featuring exposed stone walls, timber beams, fireplaces and plenty of period character. This welcoming space comfortably accommodates around 25 to 35 covers and creates the relaxed atmosphere expected of a traditional rural inn.

Lounge and Dining Room

A separate lounge and dining room provides a more destination-led food environment, with space for approximately 35 to 45 seated guests. The layout allows the business to flex throughout the week, from relaxed lunches and casual suppers to busy weekend dining.

Commercial Kitchen

Well positioned between the trading areas and capable of supporting a strong food operation.



PRIVATE ACCOMMODATION

The private accommodation is finished to a high standard and includes a lounge/living room, additional reception room, fitted kitchen, bedroom and bathroom, providing comfortable living space for the incoming Business Partner.

OUTSIDE

Beer Garden

A traditional beer garden accommodating approximately 50 to 60 covers, providing a relaxed countryside setting for dining and drinks.

Car Park

A substantial customer car park with space for approximately 20 to 30 vehicles.

THE BUSINESS

Is open and trading. Trade history over the last three years is as follows:

Barrels of Draught Beer & Cider – 2023: 117 2024: 124 2025: 97

Litres of Minerals – 2023: 4,488 2024: 4,028 2025: 3,548

Litres of Wines & Spirits (inc PPS) – 2023: 1,503 2024: 1,414 2025: 1,210

Estimated Annual FMT Turnover: £425,000

Estimated split – Liquor: 60%, Food: 40%, Accommodation: 0%

TENURE

The Crown Inn is available on the basis of a fully tied agreement with St Austell Brewery. Tenancy/lease length terms are to be decided or negotiated.

Annual Rent: £24,500

Brewery Deposit: £6,125

Estimated Fixtures & Fittings: £25,000

Estimated Stock & Glass: £5,000

Estimated Working Capital: £5,000

Rates payable: £7,545 per annum



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
Please Email: bruce@sprosen.com
Website: www.sprosen.com