

Mounts Bay House and attached business premises, Mullion,

£315,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Mounts Bay House and attached business premises,

- EXCELLENT BUSINESS OPPORTUNITY
- ADJACENT THREE BEDROOM HOUSE
- BUSTLING VILLAGE LOCATION
- COUNCIL TAX C
- EPC - HOUSE E54 BUSINESS C67
- FREEHOLD

Situated in the heart of the highly regarded coastal village of Mullion, this unique freehold opportunity offers a rare combination of residential and commercial potential in a sought-after location on the beautiful Lizard Peninsula.

Formerly home to the well-known “The Galleon” fish and chip shop, the property comprises a characterful three-bedroom cottage together with an attached commercial premises, offering exciting scope for a variety of future uses, subject to any necessary planning permissions and consents.

The cottage itself now requires renovation and modernisation but presents a wonderful opportunity for buyers to create a lovely family home tailored to their own tastes and requirements. Alongside this, the former business unit offers excellent flexibility, whether for commercial use, a lifestyle venture, workshop, studio or potential mixed investment opportunity.

Occupying a prominent position within this bustling village, the property benefits from strong year-round footfall from both locals and the many visitors drawn to this spectacular stretch of Cornish coastline.

The surrounding area is renowned for its stunning beaches, hidden coves and access to the South West Coast Path, while nearby holiday parks, campsites and holiday accommodation help support a thriving local tourism economy.

MOUNTS BAY HOUSE

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door to entrance porch.




RESTAURANT
If you wish to eat in our restaurant please sit down and a member of staff will come and take your order
Extras...
Vegetarian...
For the Children...
Meaty Things...
PLAIN - BATTERED
Burgers...
½ lb STEAK BURGER £6.75
¼ lb STEAK BURGER £6.75
RANCH BURGER £6.75
SPICY RANCH £7.95
CHICKEN BREAST FILLET £6.75
SOUTHERN FRIED CHICKEN £7.35
VEGGIE BURGER £6.50
SPICY VEG BURGER £6.50
FISH BURGER £5.75
ADD CHEESE from 35p
All burgers are served in a bolonbo bun with salad & sauce
From The Sea...
CHILDS - REGULAR - LARGE
£3-60 £6.75 £8.95
COD £6.75
HADDOCK £6.75
PLAICE £5.50
PANGA £5.75
SCAMPI (8) £6.75
SALT&PEPPER SQUID(8) £1.95
FISHCAKE £2.35
COD ROE FRITTER £4.25
FISH TACO
The Essentials...
CHILDS - REGULAR
CHIPS £1.80 £3.30
CHEESEY CHIPS £2.30 £3.85
MUSHY PEAS £1.40
CURRY SAUCE £1.40
BAKED BEANS £1.40
GRAVY £1.40
GHERKIN (2) £1.00
PICKLED ONION (2) £1.00
PICKLED EGG £1.00
ROLL & BUTTER 90p
VINEGAR BOTTLE £1.75
SAUCE SACHET 35p
CORNISH SEA SALT £1.75
Local Catch...
RESTAURANT
If you wish to eat in our restaurant please sit down and a member of staff will come and take your order
TAKEAWAY ORDERS
COLD DRINKS
Cans
Water
Fruit Drinks



ENTRANCE PORCH
With opening to the kitchen. Useful storage cupboard.

KITCHEN 9'5" x 6'9" (2.89m x 2.07m)
With a fitted kitchen with stone effect worktops that incorporate a stainless steel sink drainer with a mix of base and drawer units, wall units over and space is provided for a cooker. There is a window to the front aspect and part tiling to the walls.

From the entrance hallway a door leads back to the inner hallway.

INNER HALLWAY
With stairs rising to the first floor and door to lounge.

LOUNGE 18'7" x 14'7" narrowing to 7'6" (5.67m x 4.46m narrowing to 2.29m)
With alcove in former fireplace. Window to the front aspect and glazed door and side panels to the rear sun room.

SUN ROOM 15'5" x 7'4" (4.72m x 2.24m)
Dual aspect with views over the garden. Part exposed stone wall, wood effect vinyl flooring and part glazed door out on to the garden.

From the inner hallway, a staircase leads to the first floor landing.

FIRST FLOOR LANDING
With a window to the front aspect and doors to bedrooms.

BEDROOM ONE 12'11" x 9'4" (3.94m x 2.86m)
With a window to the front aspect enjoying, over other properties, a distant sea view over Mounts Bay.

BEDROOM TWO 13'8" x 9'4" (4.19m x 2.86m)
With a window to the rear aspect enjoying views as with bedroom one.

BEDROOM THREE 10'9" x 9'2" (3.29m x 2.81m)
With loft hatch to roof space and window to the front aspect.

BATHROOM 9'10" x 9'4" (3m x 2.87m)
Comprising a suite with panelled bath and mixer shower arrangement over and tiled splashback, dual flush W.C., wash handbasin set into a vanity unit with medicine cabinet over, useful shelves and storage cupboard.

GALLEON FISH & CHIP SHOP
Ramp and part glazed door to counter area. With opening to restaurant area.

RESTAURANT AREA 16'9" x 13'0" (5.13m x 3.98m)
Currently set up as a 26 seater restaurant with further decked seating area outside.

FISH & CHIP TAKE AWAY AREA 34'1" x 8'5" narrowing to 6'1" (10.41m x 2.59m narrowing to 1.87m)
With various items of catering equipment, including LPG range, grill & hob, some of which will need servicing and upgrading, and will be included in the sale.

PREPARATION AREA 11'7" x 11'3" (3.54m x 3.43m)
With various pieces of catering equipment. We are advised the electrical equipment was tested in Jan 2025.

From the restaurant area a door leads back to a W.C. block.

W.C. AREA
There are 2 cubicles, one allocated as a staff toilet, and a hand wash area.

SERVICES
Mains water, electricity and drainage.

MOBILE AND BROADBAND
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

COUNCIL TAX
Council Tax Band C

VIEWING
To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS
On entering Mullion Village, proceed through the one way system to the T junction. Turn left and the property will be found on your right hand side.

DATE DETAILS PREPARED
24th June, 2025.













ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

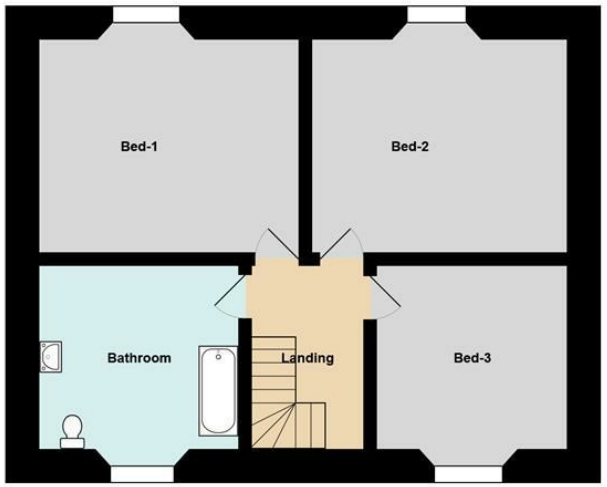
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

FLOOD RISK

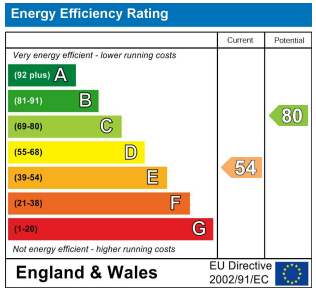
River & Sea Very Low Surface Water Very Low.



The Galleon and Mounts Bay House
Ground Floor



Mounts Bay House
First Floor



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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