



Mounts Bay House and Fish & Chip Shop Mullion, TR12 7BZ

£350,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Mounts Bay House and Fish & Chip Shop

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





For Sale: Unique Freehold Opportunity – Three Bedroom Cottage with Established Fish & Chip Shop in Coastal Mullion.

A rare chance to acquire a characterful three-bedroom cottage alongside a fish and chip shop ("The Galleon") in the highly sought-after coastal village of Mullion, on the beautiful Lizard Peninsula – an Area of Outstanding Natural Beauty.

Property Highlights:

Freehold sale of both residential and commercial premises.

Well-regarded family-run business with excellent local reputation.

Cottage in need of renovation and modernisation – ideal for creating a lovely family home.

Located in a bustling village with strong year-round footfall from locals and tourists alike.

Ideal for those seeking a lifestyle business or mixed investment opportunity.

Location Features:

Mullion is the largest village on the Lizard Peninsula, surrounded by scenic beaches, coves, and the South West Coast Path.

Close to multiple holiday parks, campsites, and holiday lets, providing strong demand for takeaway food.

Active community with schools, a golf course, churches, healthcare facilities, and local clubs.

Renowned sailing waters of The Helford river nearby.

Both well regarded primary and secondary schooling in the village.

Nearby Helston (market town) offers extensive amenities shopping along with leisure amenities.

Excellent travel connections via Redruth rail station (18 miles) and Newquay Airport (43 miles) with links to London and Europe.

Whether you're looking to take over a well-loved village business, enjoy a slower pace of life by the sea, or invest in a multi-purpose property with huge potential, this is a fantastic opportunity in one of Cornwall's most scenic and popular coastal locations.

MOUNTS BAY HOUSE

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door to entrance porch.

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

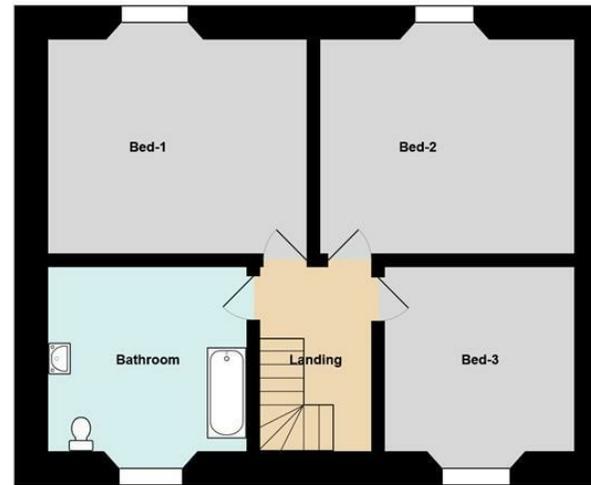
PROOF OF FINANCE - PURCHASERS

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.





The Galleon and Mounts Bay House
Ground Floor



Mounts Bay House
First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 80 |
| (55-68) D | | | |
| (39-54) E | | 54 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 fence and house 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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