





MEXICO INN

4 RIVERSIDE, LONG ROCK

PENZANCE

CORNWALL TR20 8JD

- Refurbished freehouse restaurant, prominent roadside location close to Penzance, St Michael's Mount and Mounts Bay
- Extensive bar restaurant areas for 75+ covers
- Letting accommodation includes one 1-bedroom flat and one 3-bedroom flat
- Two trading areas to the outside front and one part-enclosed trading area to the rear
- Leasehold option also available

OIRO £650,000 FOR THE FREEHOLD INTEREST TO INCLUDE GOODWILL, FIXTURES & FITTINGS - SAV





LOCATION

The Mexico Inn is located in Long Rock which lies close to the main town of Penzance, lying between Marazion and Penzance on the south Cornish coast, overlooking Mounts Bay and St Michael's Mount. Long Rock has excellent transport links, industrial estates, supermarkets and heliport.

DESCRIPTION

The Mexico Inn comprises an originally only, 19th Century end-of-terrace, two-storey granite and stone construction under a pitched slate roof with many additions to the rear and occupying a prominent roadside location in the centre of Long Rock.

The building has been extensively refurbished and decorated throughout.

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (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 £54,500 (VOA website 2026 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 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.)

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of B under Certificate Reference Number 8569-8036-4310-8336-9049.

THE BUSINESS

The Mexico Inn has been in our clients possession for just under 10 years. The business is open seven days a week throughout the year, 11.30am to 10pm Monday to Saturday and 12pm to 10pm on Sunday; hours vary according to demand. The Mexico Inn trades as a quality freehouse restaurant with an excellent and loyal trade which is boosted during the seasonal months.

ACCOMMODATION

(Areas are approximate)

MAIN ENTRANCE

MAIN FRONT BAR (8.9 x 6.1m)

Large and traditional style bar area full of character with open beam ceiling, granite walls, feature fireplaces, all attractively furnished and decorated with an assortment of interesting antiques and bric-a-brac. Equipped for 30+ covers.

BAR SERVERY

Return oak servery with full equipment to include cash register, range of bottle coolers and coffee machine.

DINING AREA (6 x 4.75m)

Lies adjacent to the main bar area. Well furnished and fitted and equipped for 20+ covers.

CONSERVATORY (6 x 3.5m)

Conservatory with feature burner. Fully fitted and equipped for 10+ covers.

COMMERCIAL KITCHEN (3 x 3.25m)

Fully equipped commercial kitchen with six-burner gas range, aluminium extraction system, range of deep fat fryers, gas grill, commercial oven, range of stainless steel preparation tables, sink etc.

WASH UP ROOM

GENTS WC

Two urinals, wc and wash hand basin.

LADIES WC

WC and wash hand basin.

OUTSIDE

To the rear of the property lies a newly created, enclosed trading area equipped with tables and chairs and a central pizza station.

To the front of the property lies a smaller trading area equipped with picnic table seats.

PREPARATION KITCHEN

Newly created preparation kitchen from a former outbuilding. Fully fitted and equipped.

BEER CELLAR

Equipped with cellar cooling unit.

STAIRWAY TO FIRST FLOOR

LETTING FLAT 1

BEDROOM 1 (6 x 3m)

BEDROOM 2 (3 x 3m)

KITCHEN

BATHROOM

STAIRWAY TO SECOND LETTING AREA

BEDROOM 1 (3 x 3m)

BEDROOM 2 (3 x 4.5m)

LETTING FLAT/OWERS' ACCOMMODATION

KITCHEN DINER

BEDROOM 1

BATHROOM

Bath, wc and wash hand basin.



ACCOUNTS

Financial information can be made available to serious interested parties following an initial viewing appointment.

TENURE & PRICE

The property is offered freehold with an asking price of offers in the region of £650,000 to include goodwill, fixtures and fittings. Stock at valuation.

Leasehold option available.

VIEWING/FURTHER INFORMATION

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

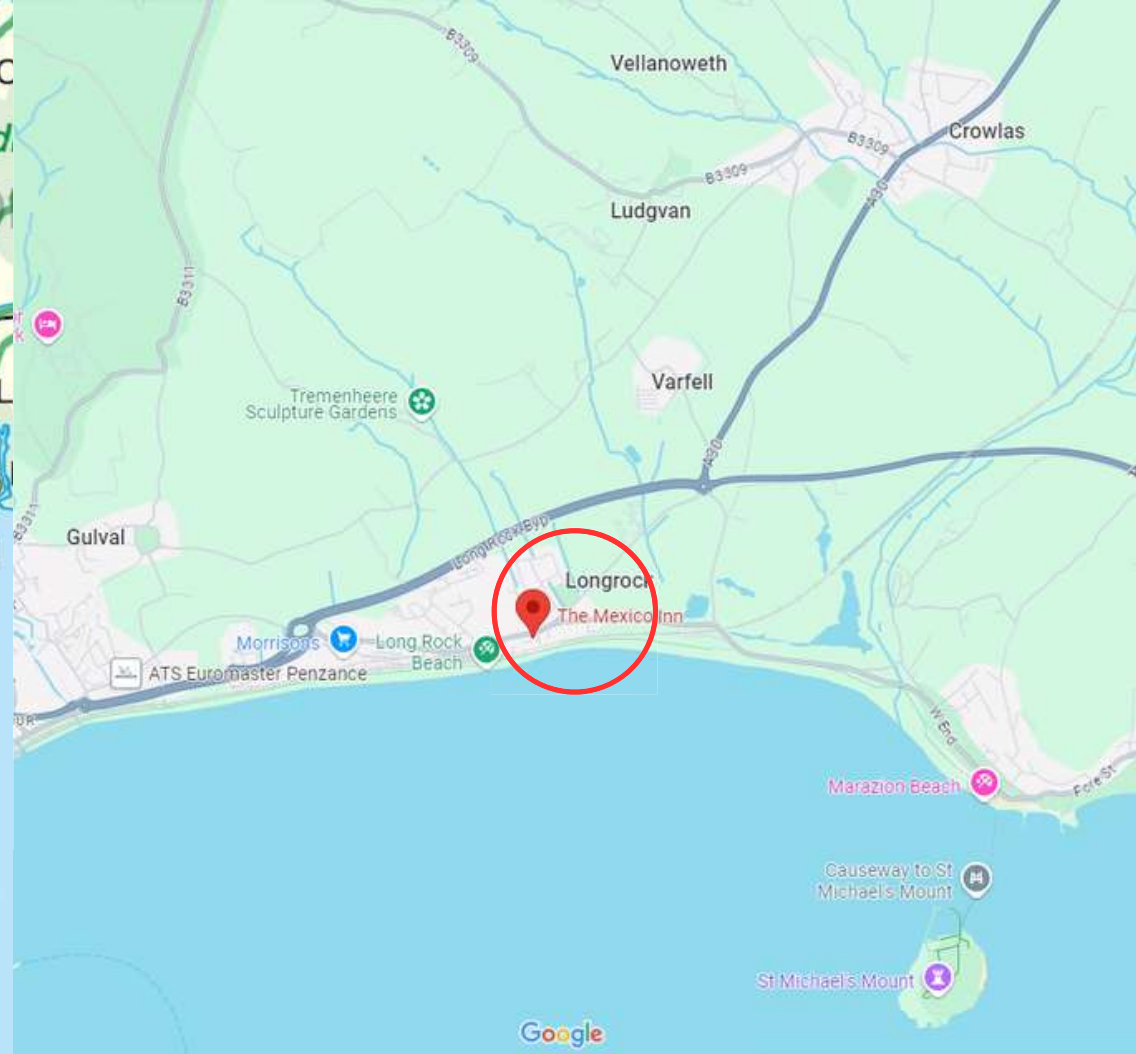
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.





CHARTERED SURVEYORS

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