



THE SHIP INN MEVAGISSEY

ST AUSTELL
EST. BREWERY 1851

THE SHIP INN

An exceptional opportunity has arisen to take on the Ship Inn, a thriving pub with letting rooms, set in the heart of the historic fishing village of Mevagissey on Cornwall's scenic south coast.

With strong seasonal trade that peaks during the tourist season, this high-turnover site offers an excellent opportunity for someone with the passion and ambition to run their own pub business - leading a successful, community-focused operation in one of the county's most picturesque harbours.

Located at PL26 6UQ, the Ship Inn is at the centre of Mevagissey, a vibrant village with a resident population of around 2,100. Visitor numbers rise significantly through the summer, thanks to its charming harbour, coastal walks, and close proximity to attractions like the Lost Gardens of Heligan. The pub sits just 6 miles from St Austell, 15 miles from Truro, and 10 miles from the A30, Cornwall's main arterial route.



The pub features a warm and traditional interior with 68 dining covers, spread across two dining rooms, a snug, and the main bar area, complete with an open fire. The character and layout create an inviting space for both casual drinkers and diners.

The fully equipped commercial kitchen supports a bar food offer and is appropriately sized for the pub's high turnover and volume.

In addition to the bar and dining areas, the pub offers five tastefully decorated letting rooms, providing an added income stream and year-round appeal for tourists seeking overnight stays in the village.

The Ship Inn maintains its classic Cornish charm from the outside, with a traditional appearance that blends beautifully with its surroundings. While there is no beer garden or external seating, the location in the heart of the village provides strong footfall and excellent visibility.

PRIVATE ACCOMMODATION

The on-site accommodation includes two bedrooms, a living room, domestic kitchen, and bathroom - ideal for a resident licensee or manager.

FLOOD MITIGATION

Due to its central village location, the Ship Inn experiences flooding approximately four times a year, typically during spring tides combined with heavy rainfall that overwhelms the South West Water drains.

To minimise the impact of such events, the Brewery and Property Team have undertaken significant mitigation measures, including:

- Installation of a non-return valve to help prevent drain backflow.
- Installation of flood gates at key entry points.
- Removal of carpets and installation of slated floors and walls, reducing damage and speeding up recovery.

Flood Response Procedure

A clear agreement is in place with the incoming Business Partner to support swift and effective recovery:

- The Brewery will instruct and fund a professional clean-up team following any flood event, ensuring the site is safe and ready for reopening as quickly as possible.
- Priority delivery of stock and supplies will be arranged to help the pub resume trading without delay.

These measures ensure the Ship Inn can return to full trading quickly and with minimal disruption.

THE BUSINESS

This is a strong, well-established business with a clear and consistent trade split of 50% wet, 37% food, and 13% accommodation. The pub benefits from both local regulars and seasonal visitors, offering the chance to grow trade across all areas with a well-executed rhythm of the week and community-driven activity.

Annual Rent: £61,000

Fixtures & Fittings: TBC

Deposit: £15,250

IDEAL CANDIDATE

We welcome applications from both experienced operators and enthusiastic individuals looking to take on their first pub. Above all, we're looking for someone with passion, drive, and the ambition to build a successful business at the heart of a thriving coastal community.

The ideal Business Partner will be:

- Passionate about great hospitality and eager to learn
- A natural people-person who enjoys building relationships with both locals and visitors
- Organised and adaptable, especially during seasonal peaks
- Motivated to lead a team and create a welcoming, well-run pub
- Confident in shaping the offer, atmosphere, and rhythm of the week to support year round trade

"The Ship Inn is a standout pub in one of Cornwall's most charming coastal locations. We're looking for someone with the passion, drive, and community spirit to take this high-performing business forward - whether you've run a pub before or you're ready to take on your first."

Katie Davey, Business Development Manager



NEXT STEPS

To apply please send your name, business name, summary vision and proof of funding to nicole.skelton@staustellbrewery.co.uk

Fully tied agreement. Tenancy/lease length terms to be decided or negotiated.