



CROWN INN ST EWE

EST. 1857

ST AUSTELL
BREWERY

OVERVIEW

An exciting opportunity has arisen to take on the Crown Inn, a traditional Cornish country pub set within the picturesque village of St Ewe, one of South Cornwall's most desirable rural destinations. Combining strong food potential with year round tourism and a loyal local following, the Crown offers the chance to operate a characterful pub in a truly idyllic setting.

Positioned between St Austell and Mevagissey, the pub is surrounded by rolling countryside, vineyard landscapes and some of Cornwall's most visited attractions. Just minutes away sits The Lost Gardens of Heligan, which attracts significant visitor numbers throughout the year, while the fishing village of Mevagissey is only four miles from the pub. The village itself centers around a historic church and traditional square, giving the Crown a timeless, postcard worthy backdrop that immediately sets it apart.



THE PUB

The Crown Inn is packed with traditional charm and offers a flexible multi room layout suited to both drinking and dining occasions.

At the heart of the business is the public bar, 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 kind of relaxed atmosphere expected from a traditional rural inn.

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

The commercial kitchen is well positioned between the trading areas and is capable of supporting a strong food operation, making the Crown particularly well suited to an operator with a passion for quality pub dining.

External Trading Areas

One of the standout features of the Crown Inn is its attractive outdoor trading space. The traditional beer garden can accommodate approximately 50 to 60 covers and provides a relaxed countryside setting for dining and drinks.

The pub also benefits from a substantial customer car park with space for approximately 20 to 30 vehicles, a valuable asset and an important advantage for visitors exploring the surrounding area.

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.

IDEAL CANDIDATE

The Crown Inn would suit a Business Partner who enjoys being at the center of community life and understands how to balance strong local trade with Cornwall's seasonal visitor market.

Food will play an important role in the continued success of the business, so a passion for delivering a quality pub dining experience is key. The ideal candidate will also understand the importance of creating a consistent rhythm of the week through events, community engagement and excellent customer service.

We are looking for someone who can bring energy, personality and fresh ideas to the pub while respecting its traditional character and place within the village. Hospitality experience is preferred but not essential for someone who can demonstrate the right attitude, leadership and vision for the business.



THE OPPORTUNITY

This is an excellent opportunity for a Business Partner to build on the pub's reputation while bringing fresh energy, ideas and personality to the site. There is clear scope to further develop destination dining, seasonal events and community activity while continuing to balance the needs of locals and visitors alike.

We are looking for someone who can immerse themselves within village life, create a strong rhythm to the week and deliver a welcoming hospitality experience that reflects the pub's unique setting and character. A passion for food, beer and community focused hospitality will be key to success.



Trade	2023	2024	2025
Barrels of Draught Beer and Cider	117	124	97
Litres of Minerals	4488	4028	3548
Litres of Wines & Spirits (inc PPS)	1503	1414	1210

Estimated Annual FMT Turnover

£420,000

Liquor = 60%

Food = 40%

Accommodation = 0%

Business Rates (annual)

£7,545

Rent

TBC

Likely Ingoing

£30,000 excluding (brewery deposit)

Brewery Deposit

£5,000 or 25% of headline rent (whichever the greater)

Inventory

Stockware/Glassware - subject to independent valuation.

NEXT STEPS

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

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