



For Sale / To Let By Private Treaty - Subject to Contract

**CHARACTER BISTRO WITH 5 STAR TRIP ADVISOR RATING**

**2 BELLE VUE AVENUE, BUDE, CORNWALL, EX23 8BS**

**PRICE:** Offers are invited in the region of £40,000 for the Leasehold interest to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV

- Manageable business model with 100% small business rates relief and rent of £7,200 per annum***
  - Operating 5 nights per week main season, reduced in winter months***
  - Character and cosy bistro seating with pre dinner canopy covered seating***
    - Covers for 18-24***
  - Ideal husband and wife / partnership operation, with little / no staffing***
    - Refurbished kitchen sold with trade inventory***

**THE LOCATION**

For many years Bude has been known as one of Cornwall's most popular family seaside resorts, thanks to its large sandy beach, visitor accommodation and facilities. As a result the town has a brisk tourist trade, but the area known as Bude-Stratton also has a vibrant living and working community of over 18,000 that supports the development and growth of the local economy and makes use of the local shops, cafes, services and restaurants. Ongoing growth in the area includes the Binhamy Road housing development, which by 2023 will have added a further 420 houses. Bude-Stratton lies next to the 'Atlantic Highway' A39, which runs to Bideford (25 miles) and Barnstaple (34 miles) to the north, and down to Tintagel (19 miles) and Padstow (35 miles) to the south, and carries a regular bus service linking these coastal towns.

**THE SITUATION**

The subject property is situated on the street connecting the two main retail streets of Queen Street and Belle Vue, known as Belle Vue Avenue. The locally well known surf shop Zuma Jay is situated close by.

**THE PROPERTY AND CONSTRUCTION**

Being a ground floor lock up restaurant premises with a single frontage. To the front of the premises is a seating area for pre-dinner drinks complete with canopy and grape vine whilst the restaurant offers covers for 18-24. Internally the premises provides character and cosy surroundings and is serviced by a commercial kitchen which was refurbished in 2020.

## **THE PROPOSAL**

Our clients are inviting offers for the Leasehold interest, with the property available by way of an assignment of the existing 10 year lease, at a current rent of £7,200 per annum.

## **THE BUSINESS**

Our client established the business 5 years ago with the premises having previously been a café. Now operating 5 evenings per week, 6pm – 11pm, during the summer months and only 2 nights per week November, January and February, it is thought there is scope to extend trading days and hours. Our client works within the kitchen with 1 or 2 part time members of staff employed dependent on the time of year. A husband and wife team or partnership may choose to operate with no staffing requirements. Trading as a licenced bistro turnover for May 21 – Dec 21 was £75,000. Further accountancy information available upon request. The business has a 5 star Trip Advisor rating.

## **THE STOCK**

Any current stock to be purchased at valuation upon completion.

## **LICENCE**

The property is sold with the benefit of a Premises Licence.

## **THE INVENTORY**

The property is sold with an inventory of trade fixtures, fittings and equipment.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

## **THE ACCOMMODATION** (comprises)

### **GROUND FLOOR**

#### **BISTRO**

22'0 x 19'3 (6.70m x 5.85m) Cosy surrounding providing covers for 18-24 with table and chair and bench seating, part wood part flag stone flooring, bay window, spot lighting, counter servery with under counter beer keg

#### **TOILET**

Low level w.c, wash hand basin, timber wainscoting

#### **KITCHEN**

5 hob electric oven, extractor fan, double deep fat dryer, single deep fat fryer, induction hob, freezer, stainless steel preparation bench, door to outside with bin store

#### **PREPARATION AREA**

Freezer, upright fridge, coffee grinder, single and double chiller, double coffee machine, glass washer, 2 x stainless steel preparation benches, microwave

#### **DRY STORE**

Dishwasher, double sink unit, non-slip flooring, plastic clad walls

## **IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

## **PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

## **VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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