



Bond
Oxborough
Phillips

Changing Lifestyles

Urchins Bistro
8 Princes Street
Bude
Cornwall
EX23 8AT



Asking Price: £45,000 Leasehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Changing Lifestyles

Restaurant Dining Area - 26'8" x 23'8" (8.13m x 7.21m)

Light and airy dining area with windows to front and side elevation. Currently seating 36 covers but have previously had up to 44. Large counter/serving area. Steps lead to:

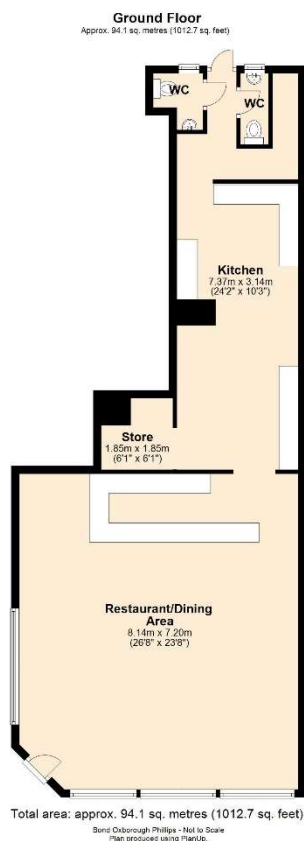
Kitchen - 24'2" x 10'3" (7.37m x 3.12m)

Well fitted kitchen with an extensive range of stainless steel commercial appliances. Useful store areas.

WC's - Two separate cloakrooms with low level WC and wash hand basins. These can be accessed from the rear of the building.

Fixtures and Fittings - A full list of contents can be confirmed by the current owners for an accepted purchaser.

Agents Note - It is understood from the current owners that the lease is currently £15,000 per annum and has been extended for a further 3 years.



An exciting investment opportunity to take over a well-established restaurant/cafe business, occupying a prime location in the centre of this thriving coastal town. Comfortably seating 40 covers with well presented accommodation and a great position for foot and passing vehicular traffic, the business offers plenty of further scope for any interested party and has maintained a 5* EHO rating for the past 14 years. Sale to include fixtures and fittings, goodwill and the benefit of an extended renewable lease. Viewing strictly by appointment through Bond Oxborough Phillips. EPC Rating - B.

Bude itself is a popular coastal town providing an extensive shopping area for its local inhabitants and with its surrounding hinterland attracting a wide influx of holiday makers throughout the summer season generating further trade. The premises are ideal for a wide range of retail purposes whilst boasting considered potential for alteration to other uses subject to any necessary local authority consents. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole Links Golf Course and fully equipped leisure centre. The bustling town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Directions

From our Bude office turn right heading up Queen Street and turn left into Princes Street whereupon Urchins Bistro will be found immediately on your left.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.