



Bond  
Oxborough  
Phillips

Changing Lifestyles

Munchilinos, 4 Foundry Street  
Wadebridge  
PL27 7NW



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price £35,000**



Changing Lifestyles

01208 814055



- Great Location
- Opportunity For Passing Trade and Regular Local Business
- Ready To Go For Any Prospective Buyer
- Option To Buy With Fixtures and Fittings



A thriving commercial unit nestled in the heart of Wadebridge, currently serving as a bustling café/takeaway under the name 'Munchilinos'. Situated just off the vibrant Molesworth Street, this establishment enjoys a prime location, ensuring a steady stream of foot traffic, particularly during the bustling summer months when the nearby Camel Trail attracts numerous visitors to the town.

Boasting a diverse menu, Munchilinos offers an enticing array of Paninis, sandwiches, cakes, daily specials, and a variety of hot and cold beverages, catering to a wide range of tastes and preferences. Its success is evident in its bustling atmosphere and loyal customer base, both locals and tourists alike.

Notably, Wadebridge enjoys a steady flow of regular trade even during the quieter winter months, owing to its strong local community and diverse economic base, which isn't solely reliant on tourism.

This commercial unit, previously known as 'Le Snack', presents an excellent opportunity for entrepreneurs seeking to capitalize on an established business in a thriving location with both seasonal and year-round appeal.

The current vendors are very open to selling it as it is for anyone who would be interested in operating a similar style business and wants to hit the ground running or alternatively it would be a great location for a retail shop.