



## The Lounge, 15 Queen Street

Bude, Cornwall, EX23 8AY

Price £20,000

- Exciting opportunity to take over existing Bistro/Restaurant business
- Centrally located in prominent premises
- Seating area with 30 covers and equipped kitchen
- 'Turn key' business
- Ready for the Summer



*The property professionals*

# The Lounge , 15 Queen Street, Bude, Cornwall, EX23 8AY

The Lounge at 15 is a Bistro/Restaurant with 30 covers which is prominently situated on the one way system through the busy thriving coastal resort of Bude; one of the most favourable retail locations in the town. A great 'turn key' business suitable for either the experienced caterer or someone new to the industry.

## SEATING AREA

**35' 4 (Max)" x 14' 5 (Max) 10'09 Min" (10.77m x 4.39m)**  
Entering via a double glazed door to the seating area with a glazed window to the front elevation, plus double glazed window to the side, with seating for up to 30 covers. Integrated speakers in the ceiling, Fujitsu air con unit, half height natural wood slat walls, Bar area with solid wooden top and inset lighting, sink, industrial look shelving, storage cupboard housing the electrics and a wall mounted wash hand basin.

## WC

**9' 3" x 3' 6" (2.82m x 1.07m)** Fully tiled walls with metro style wall tiling, vanity cupboard with an inset basin and toilet bowl with concealed cistern.

## KITCHEN

The kitchen is fitted with an extensive range of commercial appliances to include, cookers, extractors and sinks. Non slip floor and UPVC Double glazed window to the side elevation.

## STORE

Work surface, shelving, space and plumbing for washing machine.

## REAR STORE

Work surface, shelving, space and plumbing for washing machine.

## LEASE

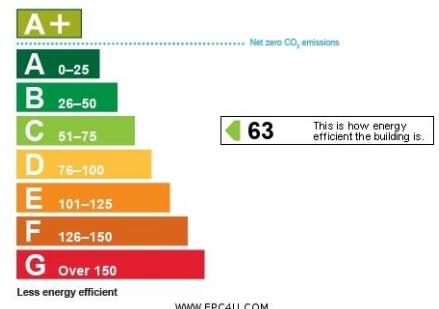
The business is for sale with a remaining lease approximately 8 years. The current rent payable is £13,800 per annum.

## BUSINESS RATES

We are advised that the business is currently exempt from business rates, but this could change depending on the new buyer and any other business interests they may have, or changes within the rating department. Please check Cornwall Council website for the rateable value.

## Directions

From the centre of town proceed along The Strand up into Belle Vue. At the top of Belle Vue follow the one way system around to the right into Princes Street and right again onto Queen Street. Continue along Queen Street passing Colwills Estate Agents and the premises will be found further along on the right-hand side.



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS Please note that if floor plans are displayed they are intended as a general guide



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