

Buffy's, 2 Belle Vue Avenue, Bude, Cornwall, EX23 8BS

- Business FOR SALE - Buffy's
- Currently trading from 2 Belle Vue Avenue, Bude, Cornwall, EX23 8BS
- Inclusive of equipment, website and furnishings
 - Trading accounts available upon request
- Prime town centre location offering a fantastic lifestyle opportunity
 - EPC Rating - C

Location

Centrally located within the vibrant coastal resort town of Bude, the property enjoys easy access to an extensive range of shopping, business, and leisure facilities. These include a leisure pool, all-weather floodlit tennis courts, a bowling alley, and an 18-hole golf course. Bude is also renowned for its strong selection of independent shops and cafés, while the nearby A39 "Atlantic Highway" provides excellent road links to Bideford, Barnstaple, and further south into Cornwall.

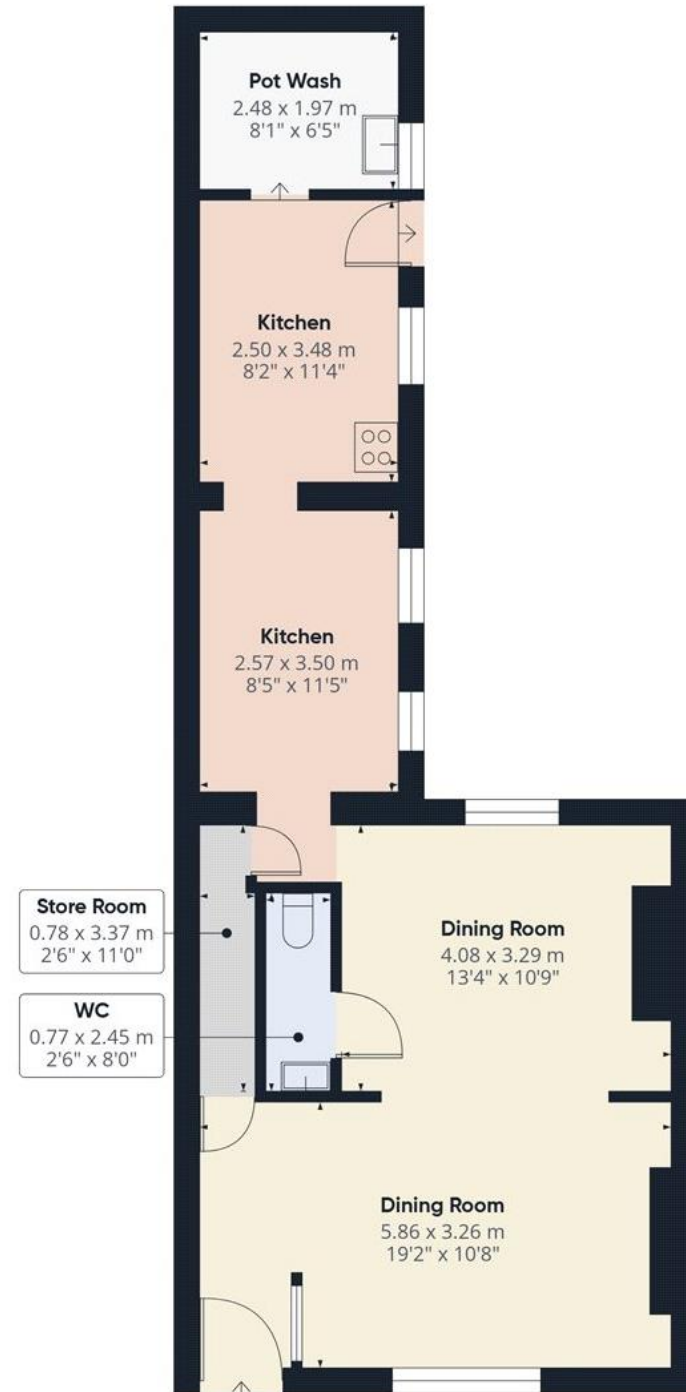
Within a short stroll are the sandy shores of Crooklets Beach and Summerleaze Beach, both offering superb surfing, along with access to the stunning Southwest Coast Path.

Bude 01288 359 999
bude@kivells.com

Available 7 days a week



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DESCRIPTION

Business FOR SALE. Established three years ago, Buffy's trades from 2 Belle Vue Avenue, Bude, Cornwall, EX23 8BS. Now offered for sale, the business benefits from a strong established trade and a prime town centre location. The business currently operates as a breakfast, brunch and Sunday lunch venue, trading primarily between the hours of 8:00am and 3:00pm, with both eat-in and takeaway options available.

Situated in an area of strong footfall, the property enjoys level access directly from the street and provides two versatile dining/retail areas, currently accommodating approximately 28 covers. The accommodation further comprises a cloakroom, well-equipped kitchen and preparation areas, together with a rear store and pot wash. A rear access point allows for convenient deliveries and goods access.

The business offers clear scope for further growth and expansion through additional trading hours and investment. Further account information is available upon request.

PROPERTY INFORMATION

Premises: Leasehold

Leasehold Type: Existing – Expires: Approx. 2 years

Lease Terms: To be discussed upon enquiry with the landlord.

PREMISES DETAILS

FRONT AREA

Attractive multi-pane bay window to the front elevation. Timber flooring with half-height painted timber-clad walls. Currently arranged to accommodate 18 covers.

Wide archway leading through to:

REAR AREA

Slate flooring with window to the rear elevation. Additional seating area providing space for a further 6 covers.

Door to Kitchen and further door to:

CLOAKROOM

Comprising low-level W.C., wash hand basin and timber splashback.

KITCHEN

Fitted with laminate flooring and a range of work surfaces. Hand wash basin, ample space for chillers and fridge freezers, and dedicated food preparation areas. Electric consumer unit and extractor fan. Window to the side elevation.

KITCHEN / PREPARATION AREA

Continuation of laminate flooring. Additional work surface with storage beneath and space for a cooker. Window to the side elevation and door providing access to the outside.

POT WASH

Continuation of laminate flooring. Fitted with large double stainless-steel sinks, plumbing for a dishwasher and space for shelving. Window to the side elevation.

OUTSIDE

To the front, a south-facing patio area provides space for two tables. To the rear, there is a useful area for deliveries and additional storage.

EQUITMENT & FURNISHINGS

Totaling nearly £25,000 when new, all equipment is included in the sale. A full asset list is available upon request.

WEBSITE & REVIEWS (TRIP ADVISOR)

[Buffys – Bude's New Home for Crepes & Waffles!](#)

<https://share.google/8ldc2KC2Oc1CaNOTP>

TRADING HOURS

Approx. 45 hours a week

EMPLOYEES

3

YEARS ESTABLISHED

Over 3 years

OTHER INFORMATION

Inventory / Stock value: Approx. £1,500 - included in the Guide price.

TRADING ACCOUNTS

Available upon request.

AGENT'S NOTE

The building currently holds a valid alcohol license.

SERVICES

Mains electricity, water and drainage.

EPC RATING

C

RATEABLE VALUE

Interested parties should make their own enquiries to the local authority.

WHAT3WORDS LOCATION

///rotation.drip.crucially

VIEWINGS

Please ring 01288 359 999 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

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