



Bunters Cafe & Restaurant, 15c, East Street, Newquay, TR7  
1DN

david ball  
Agencies

Exceptional restaurant business in good all year round trading location with business established in 1992. Furnished and equipped and ready for occupation. £20,000 per annum rent. Early viewing is highly recommended.

## Offers In The Region Of £42,500 Leasehold

### Key Features

- Exceptional Restaurant Business
- Seating for 66
- Furnished and Equipped
- All year round trading
- Recently refurbished internally
- £20,000 per annum rent
- Turnkey Business
- Early Viewing Highly Recommended



#### AGENTS NOTE

Supplied services and appliances listed have not been tested by the Agent. Prospective purchasers are advised to make their own enquiries.

THE SITUATION East Street is one of Newquay's two main retail areas being close to the Post Office, independent shops and the newly regenerated Killacourt and units The busy all year round location has seen a major injection of objective one cash to enhance the area. Newquay continues to be one of Britain's most popular holiday resort destinations.

THE PROPERTY Comprises a ground floor lock up restaurant with seating for 54 internally and 12 externally. The restaurant has been established since 1992 and has had regular refurbishments. The kitchens are well equipped with a range of stainless steel equipment and a walk in freezer. There are storage areas and a small office. To the front is a small forecourt whilst to the rear are customer toilets and a patio.

THE BUSINESS A family run business in the heart of Newquay.

THE LEASE Four years remaining on a fully repairing and Insuring Lease with rental of £20,000

#### DOUBLE FRONTED SHOP WITH DOUBLE FRONT DOORS TO

##### RESTAURANT AREA

**35'4" x 20'0" max irregular in shape (10.77m x 6.10m max irregular in shape)**

Mixture of custom made modular and freestanding upholstered furniture. Modern contemporary colour scheme. Suspended ceiling with LED and pendant lighting. Non-slip flooring. Various bespoke artwork to walls. Range of power points. Access to customer toilets. Saloon type double doors to:

#### KITCHENS

##### DRINKS PREPARATION AREA

**9'10" x 7'6" max (3m x 2.29m max)**

Instanta hot water boiler and Francino Espresso machine. Range of laminate shelving. Range of stainless steel work surfaces. Roll edged laminated work surfaces with recess under. Non-slip flooring. Power points.

##### WASHING UP AREA

**12'2" x 6'3" max (3.71m x 1.93m max)**

Double stainless steel sink unit and drainer with open laminated shelving under. Laminated shelf over. Adjoining stainless steel work surfaces with recess under for dishwasher. Roll edged laminated work surface with open shelving and recess under with laminated shelf over. Half tile walls. Non-slip flooring. Fluorescent strip light. Power points. Door to:

##### STORAGE CORRIDOR

Range of racked shelving and further shelving.

##### COOKING AREA

**10'3" x 10'0" max (3.13m x 3.05m max)**

Range of stainless steel equipment with overhead stainless steel extractor canopy and system. Stainless steel work surface with open shelf under. Roll edged laminated work surface with open shelving under. Fluorescent strip light. Non-slip flooring. Power points.

##### REAR LOBBY

**8'0" x 4'9" max (2.44m x 1.45m max)**

Stainless steel commercial sink unit and tiled splashback with adjoining stainless steel work surface. Hand washbasin with tiled splashback. Window to the rear. Stainless steel work surface with recess under. Fluorescent strip light. Non-slip flooring. Door to rear. Power points. Steps to:





**FREEZER AREA**

**12'7" x 14'7" max irregular in shape (3.84m x 4.45m max irregular in shape)**

Walk in freezer room (currently non operational). Length of roll edged laminate work surface with open storage under and laminated shelving over. Electiq chest freezer. Kuk pizza oven. Turbo blue seal commercial oven. Fluorescent strip lighting. Power points.

**OFFICE**

**7'0" x 4'9" max irregular in shape (2.14m x 1.47m max irregular in shape)**

Fitted desktop with cupboard and open recess under. Window to the side. Power points.

**DOOR WITH EXTERNAL PASSAGE WAY TO TOILETS AND TO:**

**STORAGE SHED.** Range of Planters.

**GATE TO REAR ACCESS**

**LADIES – LOBBY**

Newly refurbished with laminate wall panels. Over sized wash hand basin and mirror over and recess under. Open access to baby changing facility. Door to:

**SEPARATE WC**

Low-level WC suite. Window to the side. Baby changing facility. L-shaped roll edged laminated work surface with inset wash hand basin having tiled splashback and mirror over with recess under. Window to the rear. Door to storage cupboard.

**GENTS – LOBBY**

Door to:

**SEPARATE WC**

Newly refurbished Low-level suite. Roll edge laminated work surface with over sized wash hand basin with laminated wall panels. Window to the rear. Hand dryer.

**TO THE FRONT OF THE PROPERTY**

There is a small forecourt area with seating for 12.

**TO THE REAR OF THE PROPERTY**

There is a raised patio area with steps leading down to the rear tramway.

**SERVICES**

Mains water, electricity, gas and drainage are connected to the property.





#### COUNCIL

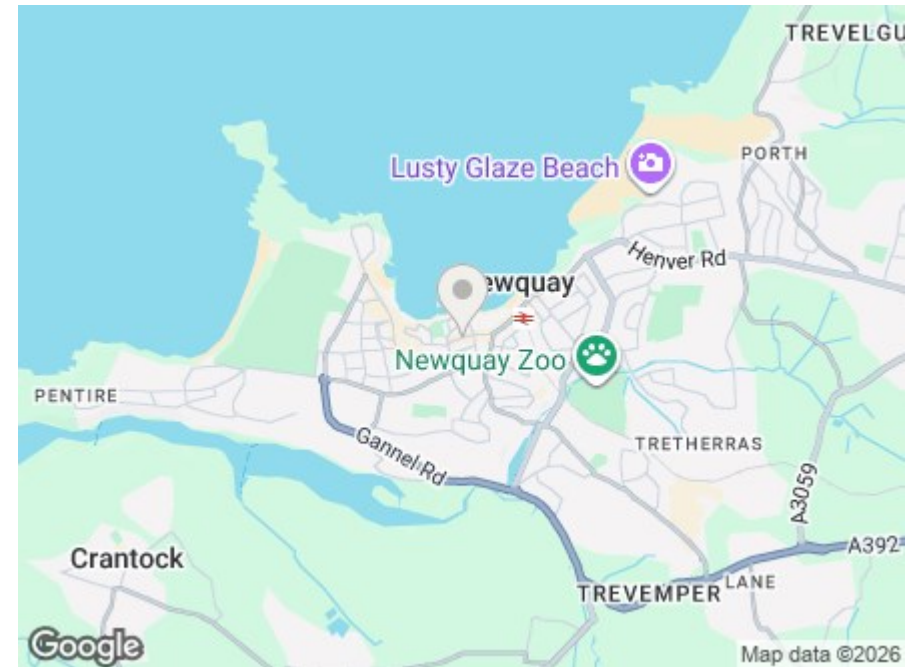
Cornwall County Council, 39 Penwinnick Road, St Austell (0300 1234100).  
Business Rating: £16,500. Rates Payable 2025/26: £8,233

#### VIEWING

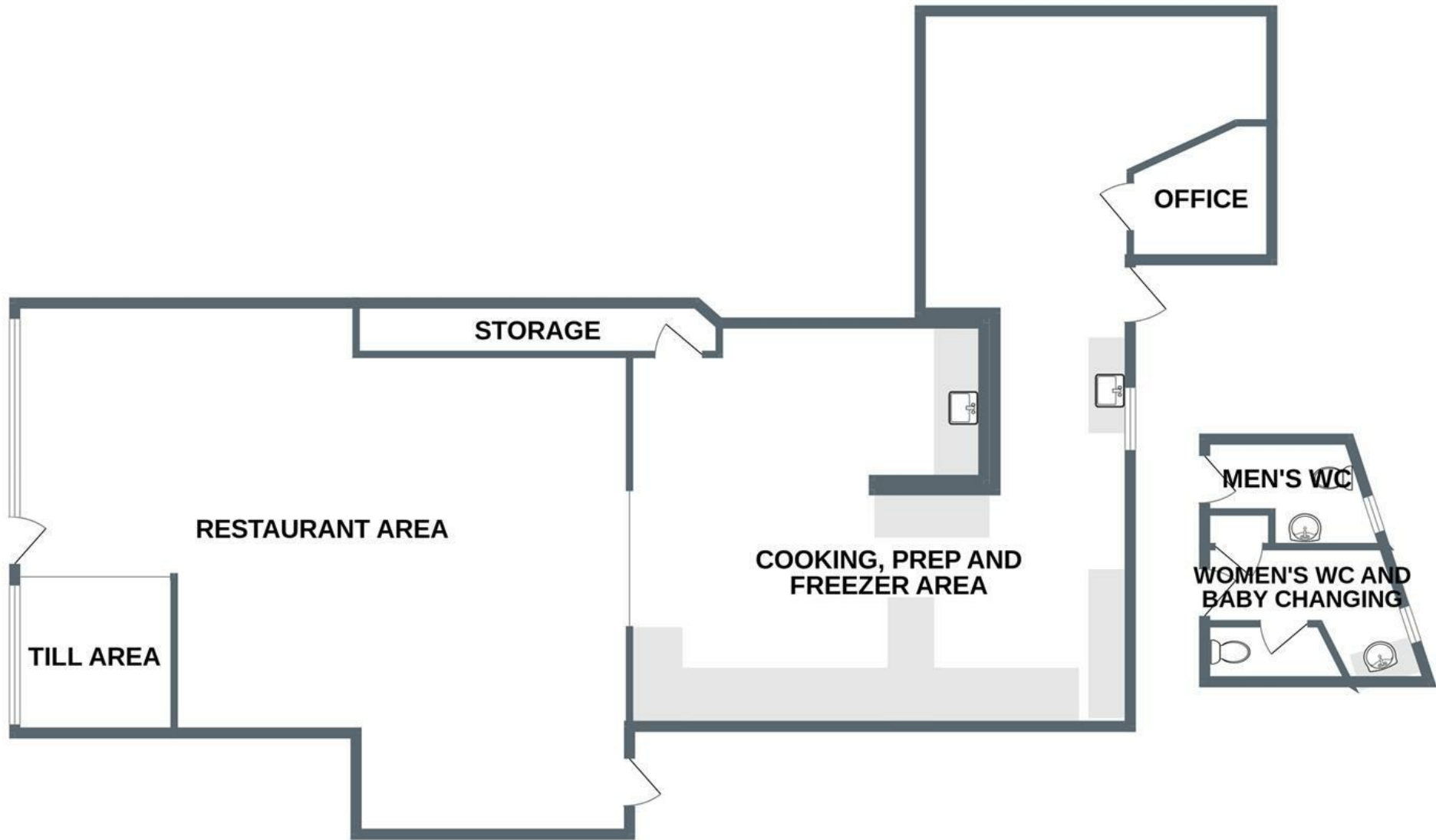
By appointment only through the vendor's agent  
DAVID BALL COMMERCIAL (01637) 850850.

#### OPENING HOURS

Monday to Friday 9.00am to 5.30pm  
Saturday 9.00am to 12.00pm



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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