

- Leasehold café, restaurant, takeaway, shop & online business (on & off-licensed)
 - Truro centre
 - Multi award winning
 - Extremely successful
 - TripAdvisor 5.0 / Google 4.8 / Facebook 4.6
 - Leasehold Asking Price: £149,950 + SAV (est. £2k)
- Ref 2905**



THE LOCATION

This very successful café, restaurant, takeaway, shop & online business is in Truro city centre, situated on both side of the busy River Street.

Situated in a prominent and highly visible trading position near the county museum and a short distance from the theatre, Cathedral and shoppers' car parks. Truro is a growing city and the retail, administrative, cultural, educational and professional hub of the county, with a string of high-street favourites, banks and independent retailers.



THE BUSINESS

This is a unique opportunity to buy **the busiest independent café/restaurant** in the centre of Cornwall's capital city, Truro. There has been a cafe on this site for over 30 years and the business has been in the careful hands of our client for nearly five. They are now offering the business for sale so that others can take it forward with new perspectives and ideas.

Bread & Butter is owner-operated with the help of 8-11 (depending on time of year) full-time equivalent team members. For the year ending 31 Jan 2023 it posted an **annual turnover of £546k**, with further growth seen since then.

The business is unique as it has **two different outlets on both sides of River St**. One side serves breakfast, brunch & lunch, either in a cosy dining room or in the hugely popular **decked garden with covered booths**. Being one of the few places in Truro with outside seating, it is busy all-year round. Opposite is the takeaway & shop, serving pastries, cakes, toasted sourdough sandwiches and lunches as well as lovely boujie gifts and foods to take home.

Experience has shown further **potential to increase trade by opening in the evenings**, which has been tested on Friday nights over the summer this year to great success. The business enjoys a very strong reputation locally and beyond for its high quality and has a high level of regular, repeat customers along with many visiting tourists.

The business also has a **strong following online** (9k Instagram followers, 4k Facebook, 5k email addresses, 10k mobile nos), and an accomplished website. There is also a **growing online brownies-by-post operation**. All of these add further potential and income streams to this business.

There has been continual investment in new equipment, fixtures and fittings.

This is a unique opportunity to purchase an established business with multiple strands yet further growth potential - a great base to build on so early viewing is highly recommended.

No 20 – CAFÉ & RESTAURANT

Opening hours

Mon – Sat 9am – 3pm / Sun 10am – 1pm

Leasehold

Original term: 10 years

Remaining: 10 months

Rent: £12,000 pa

Rates: £1310 pa

EPC: tbc



GROUND FLOOR

Front of house (4.5m x 5.6m) with direct access from the street, and a large window.

Granite sales counter, 2 x upright glass fronted fridges (Polar), ice making machine (Polar), various shelves, under counter fridge (Beko), under counter freezer (Fridgemaster), espresso coffee machine (Astoria), coffee grinder (rented), electronic till with iPad electric water heater, dual sink with directional hose, handwash sink, commercial microwave (Buffalo), microwave (Daewoo), griddle (Cougar), panini press (Buffalo) and commercial extraction.

Dishwash area (1.3m x 1.2m) with commercial 3-minute dishwasher (Classeq) and various shelves.

Toilet (1.2m x 1.0m) with WC and wash basin.



Decked garden (7.2mx 5.9m) the crowning jewel of this café, one of the few places in Truro to eat outside and popular all year round.

5-6 covered booths (two heated) with cushioned seating and granite or wooden tables. 24 covers and lots of plants.

Dishwash area (1.3m x 1.2m) with dishwasher (Class EQ) and various shelves.

Toilet (1.2m x 1.0m) with WC and wash basin.



FIRST FLOOR

Dining room (5.9m x 3.8m).

The owners often hear customers describing this area as 'cute' when they enter. With 17 covers currently, but potential for more.

Globe ceiling lights, various tables & chairs, various wall mounted mirrors, various pictures and bench seating, cushions, console table, child seats, various lights and artefacts.

No 20 – CAFÉ & RESTAURANT - continued

SECOND FLOOR

Prep kitchen (5.6m x 2.3m) This functional kitchen produces food for both sites, in batches to be finished and served front of house.

Two built-in ovens (Bosch), movable air-con unit, dishwasher (Bosch), sink with directional hose, various shelves, electric water heater, 2 x commercial upright fridges (Polar), 2 x undercounter freezers (Lec), various white work surfaces, various kitchen utensils and hand wash basin.

Dry stores (2.1m x 1.3m) with various shelves and window.

Apartment / office (3.5m x 4.0m). Currently used as an office, staff room & store room, but previously as an apartment.

Shower-room (1.3m x 3.1m) wash basin, shower and w/c.

Kitchen (3.1 x 1.3) currently used as additional prep-kitchen space, but previously as kitchen for the apartment. Work surface with sink, upright fridge (A-Class), tumble dryer and washing machine.



No 24 – TAKEAWAY & SHOP

Opening hours Mon – Sat 8.30am – 3pm

Leasehold

Original term: 6 years

Remaining: 4 ½ years

Rent: £14,004 pa

Rateable value: £1271pa

EPC Rating D

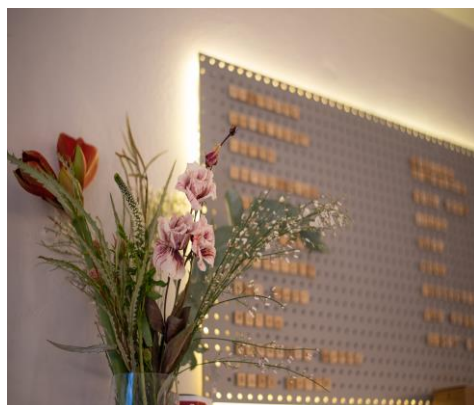
GROUND FLOOR

Takeaway (6.1m x 5.2m). There is a full width window providing fantastic display-space. The current owners use this to create a magnificent display of cakes and pastries which makes people stop and gawp as they walk past! Newly renovated as a modern speciality coffee shop in 2021, this is a popular stop for people walking into town from the station and car parks, and as a coffee-stop for the nearby County Court and local offices.

Glass display chiller, hot food holding cabinet, marble sales counter, electronic till with iPad, espresso coffee machine (La Marzocco (leased)), coffee grinder (rented), upright drinks fridge (Sterling Pro), movable air-con unit, upright freezer (Electra), various bespoke shelves made in birchwood ply, 2 tables with seating for (8), 2 x commercial microwaves (Buffalo), panini press (Buffalo), 2 x under counter fridges (Fridgemaster), 2 x undercounter fridges (Polar), sink with directional hose and smoothie blender.

Storeroom (4.0m x 2.2m) with kitchen wall & base units and various shelves.

W/C with wash basin.



for more info visit
breadandbuttertruro.com/business-sale

No 24 – TAKEAWAY & SHOP
continued



for more info visit www.breadandbuttertruro.com/business-sale

Viewings strictly by appointment only through our offices.

Please note that once an offer has been accepted a holding deposit is required to lock other potential purchasers out. That deposit is held until completion, and it will be deducted from the purchase price on completion. The seller and purchaser are to bear their own legal costs. The purchaser is to pay the landlords legal costs.

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Agency.

Agent's Note: We have not tested any of the electrical, central heating, appliances or equipment. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

These are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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