





20 River Street - Cafe & Restaurant





**LOCATION:**

Bread & Butter is very popular café, takeaway, shop & online business is the centre of Truro, on both sides of the busy River Street.

It is in a prominent position near the city's main attractions, car parks and bus stops.

**BUSINESS DESCRIPTION:**

This is a unique opportunity to buy a bustling independent café/restaurant in the centre of Cornwall's capital city, Truro.

Annual turnover is an impressive £570k (full accounts on request) with excellent reviews and ratings on Google and TripAdvisor, and many loyal, repeat customers.

A particular strength of Bread & Butter is that it spans both sides of River Street. One side has a dining room and popular decked garden with covered booths, making it one of the few places in Truro with outside seating. While this makes it busier in the warmer months, being in Truro, it sees good business all year-round. Experience over several summers has shown good potential to open in the evenings, further increasing the opportunity for this business.

On the other side of the road is the newer, light and bright takeaway & shop, opened in 2021 to expand the takeaway side of the business, also with potential to open earlier and close later.

Bread & Butter has a strong following online (10k Instagram followers, 4.5k Facebook, 5k email addresses, 10k mobile nos) and an accomplished e-commerce website. There is also a growing online brownies-by-post operation. All of these add further potential and income streams to this business.

This is a unique and established business, with a strong turnover and reputation, multiple strands of income. It is offered as a turn-key business ready for a new owner to tap the further potential still remaining.

**SCHEDULE OF ACCOMMODATION:****No 20 RIVER STREET – CAFÉ & RESTAURANT  
GROUND FLOOR**

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

**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. Seating in covered booths for up to 24.

Dishwash area (1.3m x 1.2m)

Customer toilet

**FIRST FLOOR**

**Dining room** (5.9m x 3.8m). With 17 covers currently, but potential for more.

**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.

**Dry stores** (2.1m x 1.3m)

**Apartment / office** (3.5m x 4.0m). Currently used as an office, staff room & storeroom, 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.

**No 24 RIVER STREET – TAKEAWAY & SHOP****GROUND FLOOR**

**Takeaway** (6.1m x 5.2m). There is a full width window currently used to create a magnificent display of cakes and pastries which makes people stop and gawp as they walk past! 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.

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

**W/C** with wash basin.

**LEASE TERMS:**

20 River Street - New 10 Year Lease available at an annual rent of £12,000 per annum  
24 River Street - 6 year lease from November 2021 at an annual rent of £14,000 per annum

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable values are £9,900 and £8,900 respectively. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Ratings are:  
20 River Street = C (53)  
24 River Street = D (89)

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Jonny Bright** on 01872 247022  
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Graham Timmins** on 01872 247019  
Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)



24 River Street - Takeaway & Shop

