



**Well presented and exceptionally well equipped licensed restaurant and bar occupying a prime trading position in a busy and vibrant trading location within Cullompton town centre. Offering a first-class purpose fitted lock-up premises and an opportunity to develop the style of trade and cuisine. Impressive premises which has been recently refurbished to an extremely high standard throughout with Main Restaurant and Bar Area seating 56 customers, Further Restaurant Area with space for around 40 customers, Fully Equipped Commercial Catering Kitchen with Ancillary Facilities. Fully licensed premises offering tremendous potential. Available By Way Of A New Free Of Tie Lease.**

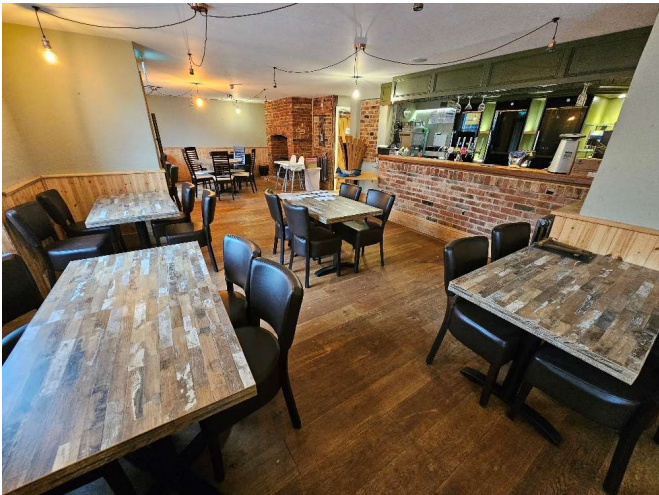
**RESTAURANT & BAR PREMISES**  
**33-35 HIGH STREET, CULLOMPTON, DEVON, EX15 1AF**  
**LEASEHOLD: £35,000 REF: 2166**

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262  
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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

## THE PROPERTY

The premises form the ground floor within a substantial end of terrace property which is presented to an exceptionally high standard throughout having been completely refurbished to exacting standards and are purposefully fitted and equipped as a licensed restaurant and bar. There is an opportunity for incoming operators to purchase this extremely well-equipped business premises with a high specification fit out and undoubted potential to develop their own style of trade, and to take advantage of the prominent and prime trading position. The premises briefly comprise: - Impressive Main Restaurant and Bar and Restaurant with seating for around 56 customers; Further Restaurant Area with a wood-fired pizza oven and space for around 40 customers, fully equipped Commercial Catering Kitchen with Ancillary and Welfare Facilities. Small Rear Courtyard Garden Area. 33-35 High Street represents a unique opportunity to purchase a high specification restaurant and bar premises in a desirable trading location and with genuine potential for incoming purchasers to develop a style of trade to suit their own requirements.



## SITUATION

The property occupies a prominent and visible position in the main High Street, with off street parking to the front of the premises. Situated within the centre of the popular and thriving market town of Cullompton, a historic and expanding market town which is ideally positioned for access to the M5 (J28) and sits on the edge of beautiful rolling Devon countryside in close proximity to the towns of Tiverton, Wellington and Honiton. Cullompton is approximately 13 miles from the city of Exeter and 19 miles to Taunton.

## INTERNAL DETAILS

Part glazed main entrance door to the front with entrance vestibule and door into; **Main Restaurant and Bar Area** an attractive character and spacious open plan room being extremely well presented with engineered oak flooring, part wood panelled walls, feature lighting,

part exposed brick walls, feature fireplace with inset wood burner, range of quality freestanding tables and chairs comfortably seating 56 customers. Brick fronted and solid wood topped **Bar Servery** with non-slip flooring, double glass fronted bottle fridge, 3 upright wine fridges, feature display shelving, commercial coffee machine, coffee grinder, commercial glass washer, sink unit, storage shelving, storage cupboard. **Ladies & Gents WC's** with disabled facilities. **Rear Restaurant Area** an attractive multi-purpose space with polished concrete flooring and underfloor heating, feature well, exposed brick walls, glazed atrium roof, feature brick-built wood fired pizza oven, space for 40+ customers comfortably. **Commercial Catering Kitchen** fitted to an extremely high standard with non-slip flooring, fully wipe clean clad and stainless steel lined walls and with a comprehensive range of quality commercial catering equipment to include; extraction system with stainless steel canopy and gas interlock system, 6 burner gas range, 2 floor standing deep fat fryers, warming cabinet with serving gantry and warming lamps over, stainless steel work benches with shelving below, extensive stainless steel shelving, 3 door under counter commercial fridge with saladette over, Rational combi oven, 3 door under counter commercial fridge with saladette over, upright double fridge, microwave oven, stainless steel racked shelving, stainless steel hand basin, stainless steel deep bowl sink unit, pizza dough roller, commercial pass through dishwasher with tray slide and stainless steel deep bowl sink unit. **Beer Cellar** on the ground floor. **Storeroom** with double upright commercial fridge and a double upright commercial freezer.



## EXTERNAL DETAILS

To the rear of the property is an enclosed **Private Courtyard Area** leading from the rear restaurant.

**Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.**



### **THE OPPORTUNITY**

Previously the business traded as a busy independent restaurant and bar and is fully licensed. The premises boast a prominent trading position, and the business is presented in first class order throughout and offers a modern purpose equipped catering business opportunity. There is an opportunity for incoming operators to develop their own trading style and to trade in a manner to suit their own personal requirements and new owners will benefit from being able to move in without the need for any major expenditure on the premises. The business will undoubtedly thrive in the hands of "hands on" owner operators, especially those with experience and/or a background in the hospitality/catering industry. An early appointment to view is highly recommended to fully appreciate all that this impressive opportunity has to offer.



### **BUSINESS RATES**

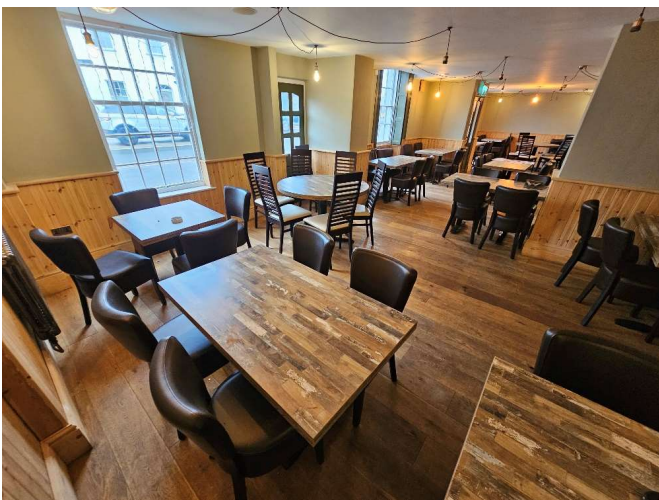
The rateable value from 1 April 2023 is £21,500. This is not the rates payable.

### **SERVICES**

All mains services are connected to the property. The services are shared with the first-floor accommodation which is owned and operated by the landlords and a fair proportion split is to be agreed.

### **PRICE & TENURE**

£35,000 for the leasehold interest and impressive trade inventory. The premises are offered by way of new free of tie private lease, the length of which is negotiable, at a rent of £18,000 per annum (£346.15 per week). The lease will have internal repairing and insuring obligations.



### **PREMISES LICENCE**

The premises benefits from a premises licence issued by Mid Devon District Council permitting the sale of alcohol from 8am until 11.30pm Monday to Thursday, 8am until 12.30am Friday and Saturday, and 8am until 10.30pm Sunday.

### **EPC**

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### **VIEWINGS**

Strictly by appointment with the vendors Sole Selling Agent. Tel:(01392)201262. Email:info@stonesmith.co.uk

### **ANTI-MONEY LAUNDERING REGULATIONS**

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to provide identification and proof of address. Your assistance is appreciated.

