



Attractive and well-presented 40+ cover licensed bistro and restaurant occupying a town centre trading position in the heart of a busy Devon town. Profitable business trading on deliberately restricted opening hours and presented to an extremely high standard throughout and offering tremendous potential for future growth and to develop all aspects of the trade still further. Character premises with a ground floor Bar and Restaurant Area (20+), well-appointed Commercial Catering Kitchen with comprehensive Ancillary Facilities, impressive first floor Dining Areas (20), A Viewing is essential to full appreciate the standards inherent throughout all aspects of this well regarded and profitable catering business.

**FROU FROU BISTRO
43 GOLD STREET, TIVERTON, DEVON, EX16 6QB**

LEASEHOLD: £57,950

REF: 2165

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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THE PROPERTY

Frou Frou is an impressive and well-presented licensed bistro and restaurant which has been in the current ownership since 2015. This well-regarded business is presented to a high standard throughout and consequently, the business provides a superior working environment which is well equipped. The sale of Frou Frou represents a fantastic opportunity to purchase a profitable and desirable catering business. The character premises are within an attractive Grade II listed property and offer a blend of character features combined with modern contemporary furnishings and décor, being purpose equipped and fitted to a high standard throughout. The business briefly comprises: - attractive ground floor Bar and Restaurant Area comfortably seating 20+ covers; character first floor Dining Areas comfortably seating 20 covers; fully equipped Commercial Catering Kitchen with Ancillary and Welfare Facilities. This is a unique opportunity to purchase a renowned and highly regarded catering business, with impressive levels of trade and profits. A viewing is strongly recommended in order to fully appreciate all aspects of this business opportunity and the potential which it offers. There are also undoubted opportunities and potential for incoming operators to develop their own style of trade to suit their own personal requirements, and to increase the opening hours and take advantage of the town centre trading position.



SITUATION

Frou Frou occupies a prime town centre trading position in the very heart of the thriving and vibrant market town of Tiverton in Devon. Tiverton is an historic Mid Devon market town with a resident population of over 20,000 people and the town offers a good range of shopping, recreational and educational amenities with a complementary mixture of independent businesses and national retailers. Located in the beautiful Exe Valley, the town serves an active resident population, as well as the smaller outlying communities. Tiverton offers excellent transport links with a main rail link to London and easy

access to the M5 motorway (5 miles), and the Cathedral City of Exeter (14 miles) with its international airport.



INTERNAL DETAILS – GROUND FLOOR

Glazed bay fronted lockup unit with recessed part glazed entrance door to the front leading into **Main Restaurant and Bar Area** an attractive room with tremendous character with tiled flooring, heavily beamed ceilings, feature lighting, part exposed brick work, part exposed wall timbers, wall mounted menu boards, feature fireplace with inset wood burner, range of freestanding wooden topped tables, upholstered chairs and feature red leather banquette seating comfortably for 20+ customers. Impressive timber fronted and zinc topped **Customer/Bar Servery** fitted with a range of back bar fittings and extensive display shelving, 2 double glass fronted bottle fridges, EPOS touch screen cash register, Sibilla commercial coffee machine, coffee grinder and stainless-steel hand basin. **Commercial Catering Kitchen** with tiled flooring, part stainless steel and part wipe clean clad walls, fitted with a comprehensive range of catering equipment to include:- extractor system with stainless steel canopy, electric flat top range, single floor standing deep fat fryer, combi oven, plate warming cabinet, stainless steel topped worksurfaces with shelving below, warming lamps, under counter fridge, hand basin, stainless steel sink unit, wall shelving and a door to the rear. **Preparation and Washup Area** with tiled flooring, part wipe clean clad walls, twin deep bowl stainless steel sink unit, commercial dishwasher, 3 door under counter commercial fridge unit, extensive wall shelving, 2 chest freezers, under counter freezer, under counter fridge and a microwave.

FIRST FLOOR

Upstairs Dining Room an attractive character room with stripped wooden flooring, feature lighting, part exposed brickwork, exposed wall timbers, feature fireplace (disused), storage cupboards, freestanding wooden topped tables and upholstered chairs comfortably seating 16 customers. **Pew Seating Area** another attractive character space with stripped wooden flooring

exposed ceiling timber, part exposed brickwork, exposed wall timbers, feature lighting, upholstered high backed feature oak settle, wooden topped tables and upholstered wooden chairs comfortably seating 4 customers. **Ladies and Gents WC's.**

SECOND FLOOR

Staircase leading to **2 Attic Rooms**, currently used for storage and office space.



EXTERNAL DETAILS

To the front is a **Pavement Seating Area** with tables and chairs seating up to 8 customers. To the rear is a **Bin Store Area**.

THE BUSINESS

Frou Frou is a quality licensed bistro and restaurant set within a character property, with attractive furnishings. This busy independent restaurant offers a seasonally changing menu, accompanied by quality wines and cocktails in attractive surroundings. The business enjoys excellent levels of regular repeat trade and boasts an impressive local following, not only from Tiverton but also from surrounding villages and towns, together with a year-round boost from visitors and tourists to the area. Well-presented throughout and extremely well equipped, Frou Frou is a profitable business which through choice, opens just 4 evenings (Wednesday to Saturday) per week. All food is freshly prepared on the premises using the finest local produce and suppliers wherever possible. The business has been awarded a 5-star food hygiene rating and Frou Frou has its own website www.froufroubistro.com which provides a further overview of the business and menus etc, and it benefits from numerous excellent reviews on Google and TripAdvisor and a strong social media following. The business has been owned and run by our clients since 2015 and they have continually invested in the business during their ownership and consequently the property is presented in first class order throughout. Frou Frou is being offered for sale due to retirement/family commitments. The sale of Frou Frou represents an

excellent opportunity to purchase a profitable and successful catering business and new owners will benefit from being able to move in without the need for any major expenditure. An early appointment to view is highly recommended in order to fully appreciate all that this impressive business has to offer.



CURRENT STAFFING

The restaurant is run by our clients, a husband-and-wife partnership, with the assistance of 1 part time waitress and a casual member of staff.

TRANSFER OF A GOING CONCERN

The sale of the property includes the goodwill of the business and trade inventory and will be subject to Transfer of Undertakings (Protection of Employment) regulations (TUPE).

TRADING INFORMATION

Accounts for the year ending 31st of March 2025 show sales of £144,822 net of VAT, from opening hours which have been deliberately restricted by our clients, to fit in with their lifestyle. Full detailed trading information can be made available to interested parties following a formal viewing appointment.





POTENTIAL

The sale of Frou Frou provides an excellent opportunity to purchase a thriving and well-regarded restaurant business which is profitable, and which still offers potential to increase the current trade levels still further. There are opportunities for new owners to develop a style of trade to suit their own requirements and to increase the opening hours, for which demand exists, particularly by developing a lunchtime trade and even introducing a breakfast/brunch trade. The sale of Frou Frou represents a rare opportunity to purchase a fully equipped, high quality licensed restaurant business which offers new owners the ability to move in and start trading without the need for any major expenditure.

EPC

B – 44.

SERVICES

All mains' services are connected and there is a 3-phase electricity supply.

PRICE & TENURE

£57,950 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. The premises are offered by way of new free of tie private lease, the length of which is negotiable, at a rent of £15,000 per annum (£288.46 per week). The lease will have repairing and insuring obligations. Contact us for full details.

RATING

We are advised that the business rates payable are currently nil after 100% business rates relief. For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

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.