Established and popular licensed bistro and restaurant with a self-contained 2 bedroom apartment, occupying a town centre trading position in the heart of Taunton. Profitable business trading on deliberately restricted opening hours, just 5 evenings per week being well presented throughout and still offering undoubted potential for future growth and to develop all aspects of the trade still further. Character premises with a Bar and Dining Areas (60+), Commercial Catering Kitchen, Owner's Apartment with 2 Double Bedrooms, Sitting Room, Kitchen and Shower Room. A viewing is essential to appreciate all aspects of this well regarded and profitable catering business.

@TRISTANS RESTAURANT & WINE BAR
11 EAST STREET, TAUNTON, SOMERSET, TA1 3EW

LEASEHOLD: £49,950 REF: 2190

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262
Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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

@Tristans Restaurant & Wine Bar is a well-established and popular licensed bistro and restaurant which has been in the current ownership for over 11 years. 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 business also benefits from a self-contained 2 bedroom owner's apartment above the restaurant. The sale of @Tristans Restaurant & Wine Bar represents a fantastic opportunity to purchase a profitable and thriving catering business and home in a popular and thriving town. The restaurant premises offer a blend of character features combined with modern contemporary furnishings and décor, being purpose equipped and fitted throughout. The business briefly comprises: - attractive ground floor Bar and Restaurant Area comfortably seating 36+ covers, further Dining Area comfortably seating 24+ covers and a fully equipped Commercial Catering Kitchen. On the first and second floors and being self-contained with its own independent access is the owner's maisonette with 2 Double Bedrooms, Sitting Room, Kitchen and a Shower Room. This is a unique opportunity to purchase a popular and busy catering business, with impressive levels of trade and profits, in a sought after and prominent trading location. Unusually the business also benefits from 2 bedroom living accommodation, and a viewing is strongly recommended 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

@Tristans Restaurant & Wine Bar occupies a busy high footfall town centre trading position within the heart of Taunton. The excellent trading location is within the immediate vicinity of a number of renowned national retailers and is well placed to benefit from the considerable commercial advantages of other complimentary businesses, office and residential developments together with the nearby Somerset cricket ground. Taunton is the county town of Somerset, and a principal administrative centre nestled between the Quantock, Blackdown and Brendon Hills. With a growing district population of over 110,000 and a catchment population of over 338,000 within a 30-minute drive, the town has convenient access to junction 25 of the M5 motorway.

INTERNAL DETAILS

Part glazed recessed entrance door to the front leading into **Bar Area** a character room with dual aspect windows to the front, stripped wood flooring, and freestanding poseur tables and stools for 6 customers plus standing room. Painted timber fronted and timber topped **Bar Servery** with display shelving, work surface to the rear, triple glass fronted bottle fridge, glasswasher, ice machine, wine racking and handbasin. **Dining Area** a continuation in character and ambience with part stripped wood and part wood effect flooring, 2 feature exposed brick fireplaces (disused), freestanding wooden tables, upholstered wooden chairs and upholstered bench seating for 30+ customers and door to the rear. **Waitress Station Area** with wood effect flooring, worktop surface, under counter fridge, under counter freezer, microwave oven, coffee machine, glass fronted upright dessert fridge and wall cupboards. **Commercial Catering Kitchen** with non-slip flooring and part stainless steel and part wipe clean clad walls, fitted with a range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 2 x 4 burner gas ranges, twin floor standing deep fat fryer, eye level grill, stainless steel workbenches with shelving below, shelved serving gantry with warming lamps, 3 door commercial counter fridge unit, 2 door commercial counter fridge unit with saladette over, 3 microwave ovens and extensive stainless steel shelving. **Wash Up Area** with non-slip flooring, part wipe clean clad walls, stainless steel shelving, twin deep bowl stainless steel sink unit,

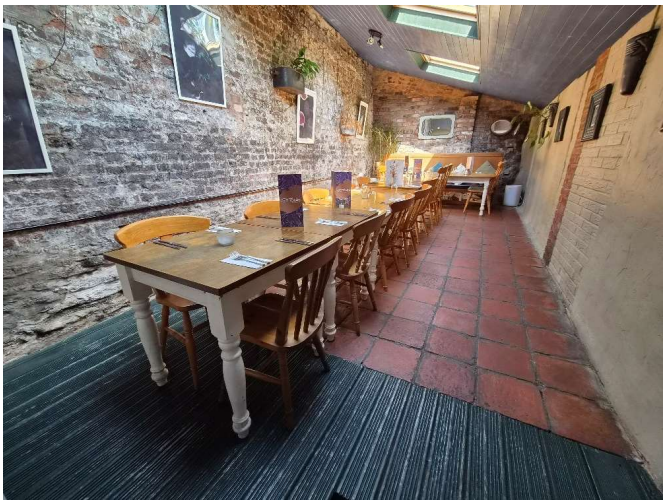
stainless steel workbench, commercial dishwasher and handbasin. **Storeroom** with racked shelving, under counter fridge, and upright freezer. **Ladies & Gent's WC's**. **Garden Dining Room** another attractive character dining space with part tiled flooring, exposed brick walls, freestanding wooden tables, chairs and upholstered bench seating for 24+ customers.

OWNER'S ACCOMMODATION

Situated above the restaurant and with independent access to the side, the versatile owner's accommodation briefly comprises:- **Entrance Hallway** with stairs to the second floor and storage cupboard. **Sitting Room** with dual aspect to the rear. **Kitchen** with a range of base and wall mounted kitchen units, worksurfaces, stainless steel sink unit and wall mounted extraction unit. **Shower Room**. **Bedroom 1** a good-sized double bedroom with dual aspect windows to the front. **Bedroom 2** a double bedroom on the second floor with sloping ceiling, aspect to the front and rear, exposed roof timbers and part exposed brickwork.

EXTERNAL DETAILS

A shared door from East Reach to the front gives access to the side and rear with access to the apartment, a **Bin Store Area** and a **Beer Store**.



THE BUSINESS

@Tristans Restaurant and Wine Bar is an established and popular licensed bistro, restaurant and wine bar set within a character property. This busy independent restaurant serves modern bistro food with a fusion twist and a seasonally changing menu, accompanied by a range of quality wines and drinks in comfortable surroundings. The business enjoys excellent levels of regular repeat trade and an impressive following, not only from Taunton but also from surrounding villages and towns. Well-presented and equipped throughout, @Tristans Restaurant and Wine Bar is a profitable business which through choice, opens just 5 evenings (Tuesday 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 @Tristans Restaurant & Wine Bar has its own website www.tristansbistro.co.uk which provides a further overview of the business and menus etc, and it benefits from numerous excellent reviews on Google and TripAdvisor with a 2026 TripAdvisor Travellers Choice Award. The business has been owned and run by our clients since 2015 and represents an excellent opportunity to purchase a profitable and successful catering business with accommodation, 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 owned by our clients, a husband-and-wife partnership, although only one of the partnership works in the business, due to family commitments. The business employs a 2nd chef and a manager full time, with the assistance of part time and a casual members of staff as required.

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 the 5th of April 2025 show sales of £203,410 net of VAT and a net profit of £45,301 from opening hours which have been deliberately restricted by our clients, to fit in with their lifestyle. We are advised that the split in trade is 75% food sales and 25% drink sales. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

POTENTIAL

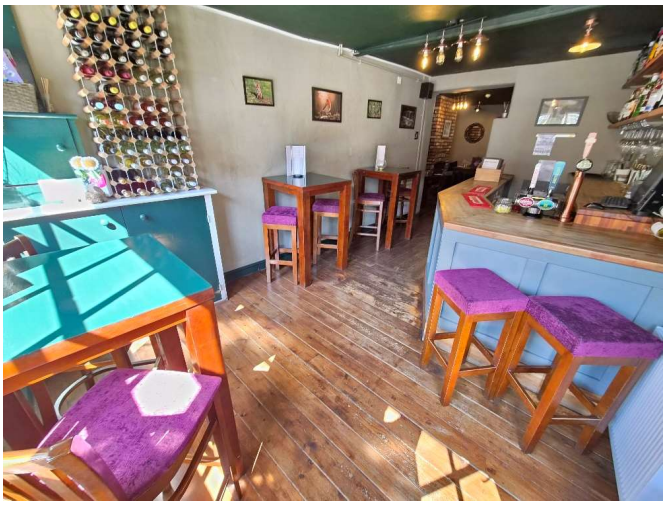
The sale of @Tristans Restaurant & Wine Bar provides an excellent opportunity to purchase a thriving and well-regarded bistro/restaurant business which is profitable, and which still offers potential to increase the current trade levels still further. There are opportunities for new owners to develop 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, particularly at the weekends and even introducing a breakfast/brunch trade. The sale of @Tristans Restaurant and Wine Bar represents a rare opportunity to purchase a fully equipped, high quality licensed restaurant business with living accommodation, which offers new owners the ability to move in and start trading without the need for any major expenditure.

SERVICES

All mains' services are connected to the premises.

PRICE & TENURE

£49,950 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 held on a full repairing and insuring lease with a term of a 10 years which commenced in August 2025. The current rent is £22,555 per annum.



BUSINESS RATES

We are advised that the business rates payable are currently nil after 100% business rates relief.

COUNCIL TAX

Band A.

EPC

C – 53.

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.

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