



Extremely well presented 52 cover licensed restaurant, occupying a prime city centre trading position and benefitting from a high quality fit out and being sold with fully fitted with an extensive inventory of trade furnishings and equipment. Immaculate business offering tremendous potential for purchasers to develop all aspects of the trade, or to completely change the style of the business and the cuisine, and take advantage of the high quality fit out. Viewing is essential.

**VINO RESTAURANT
36-37 SOUTH STREET, EXETER, DEVON, EX1 1ED**

LEASEHOLD GUIDE PRICE: £88,000

REF: 2194

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

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THE PROPERTY

Vino Restaurant is a licensed Italian restaurant which has been recently refurbished and equipped to a high specification and provide an exceptional operating environment purposefully designed and furnished as a comfortable and attractive restaurant space. This well regarded restaurant has benefitted from considerable investment and expenditure by our clients and represents a fantastic opportunity to purchase a highly desirable city centre licensed restaurant, and one which provides an exceptional operating environment. These stylish premises also offer potential for incoming operators to develop an alternative style of trade to suit their own requirements should they so wish and take advantage of the quality fit-out. Vino Restaurant briefly comprises:- briefly comprises an attractive air-conditioned Restaurant comfortably seating 52 customers, Bar Servery Area, a fully equipped Commercial Kitchen and Ancillary and Welfare facilities. An internal inspection is highly recommended in order to fully appreciate all that this versatile business opportunity has to offer.



SITUATION

Vino Restaurant is situated in a prime trading location fronting South Street, one of the main arterial routes into the city centre, close to the main High Street and shopping areas within Exeter. A few minutes' walk from the Cathedral Green, the area is surrounded by a vibrant and eclectic mix of complementary businesses and Exeter itself is the regional capital of the Southwest. As such, Exeter is not only an established and expanding business centre, but also a popular tourist destination year-round. Renowned for its historic cathedral, university and waterside developments, Exeter boasts excellent transport communications, two mainline rail links to London, and international airport with easy access to the M5 motorway at junction 30.



INTERNAL DETAILS

Double recessed entrance doors to the front leading directly into the **Main Restaurant** an attractive dining area fitted to an extremely high standard throughout with a modern contemporary theme, wood effect flooring, air-conditioning, feature lighting, waitress station, range of freestanding wooden topped tables and quality leather effect chairs comfortably seating 52 customers. A bespoke timber fronted **Bar Servery Area** fitted with a range of associated back bar fittings, display shelving, worksurfaces, non-slip flooring, EPOS touch screen cash register, triple glass fronted bottle fridge, 2 single glass fronted bottle fridges, ice machine, commercial coffee machine and a coffee grinder. **Wine Cellar & Wash Up Area** with glasswasher, stainless steel sink unit, wine racking, upright double glass fronted bottle fridge, and a chest freezer. **Customer WCs.** **Commercial Catering Kitchen** with non-slip flooring, part stainless steel and part wipe clean clad walls, and fitted with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 6-burner gas range, 6-burner hob, twin floor standing deep fat fryer, chargrill and hotplate, twin table top deep fat fryer, commercial microwave oven, 3 commercial 3 door counter fridge units, shelved serving gantry with warming lamps, twin deck commercial pizza oven, stainless steel workbenches with shelving below, stainless steel shelving, saladette, upright commercial freezer, 2 upright commercial fridges, commercial dishwasher, stainless steel hand basin, twin deep bowl stainless steel sink unit, and wall mounted combi boiler. Door to the rear lane and access to **Separate Storeroom/Garage**. Bin store area.

THE BUSINESS

Vino Restaurant is a popular and extremely well-regarded licensed traditional Italian restaurant, offering an attractive dining venue within a unique high quality purposely fitted and equipped premises. The business is now offered for sale due to personal commitments. The

premises are presented to a high standard throughout with a bespoke high quality fit out and are fully equipped to include a comprehensive range of commercial kitchen equipment. The business enjoys a popular reputation serving a freshly prepared authentic Italian cuisine and enjoys excellent levels of regular repeat trade and has an excellent local following and reputation, with numerous 5-star reviews on Google and Tripadvisor.. The business has its own website www.vinorestaurant.co.uk which provides further background and menus. The business has been awarded a 5 Star Food Hygiene Rating. The sale of VINO Restaurant provides an excellent opportunity to purchase an impressive city centre restaurant business, and new owners will be able to move in and start trading, without the need for any additional expenditure.

TRADING INFORMATION

We are advised that takings are average £5,500 to £6,000 per week currently and are growing. Trading information can be made available to interested parties following a formal viewing appointment.

POTENTIAL

Our clients advise that there is genuine potential to increase the current trade levels with undoubted opportunities to extend the opening hours, and for all day opening particularly at weekends. There is also the opportunity for incoming operators to introduce their own style of cuisine and trade in a manner to suit their own personal requirements and take advantage of the high quality fit out. There are undoubted opportunities to utilise online delivery platforms, which is not currently undertaken by our clients. Given the busy city centre trading position, we believe that VINO Restaurant represents an excellent opportunity to purchase a popular, high quality catering business with an excellent reputation and impressive fit out which offers new owners the ability to move in and start trading.



OPENING HOURS

Tuesday to Sunday 12pm - 2pm.

Tuesday to Thursday 5.30pm - 9pm.

Friday and Saturday 5pm - 10pm.

Sunday 5.30pm - 8pm.

The business is closed on Monday.

CURRENT STAFFING

The business is run by our clients with the assistance of 2 full time and 3 part time/casual members of staff.

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BUSINESS RATES

The Rateable Value from April 2026 is £14,250. This is not the rates payable. For further information contact Exeter City Council.

SERVICES

All mains' services are connected to the premises.



PRICE & TENURE

£88,000 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 being offered by way of a 10-year lease which commenced in 2026. There are tenant only breaks at 2.5, 5 and 7.5 years. There are internal and external repairing and insuring obligations. The current rent is £19,000 per annum, rent is payable quarterly in advance, with a rent review after 6 years. There is a rent deposit equivalent to 6 months' rent.

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.



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.