

# Frankie's Sports Bar

Ref No: 4407

15 High Street, Cullompton, Devon, EX15 1AE



A Popular Sports Bar in the Heart of this Thriving Mid Devon Town

Main Bar with 70 Covers, Which has been Fully Refurbished & Rewired

Former Conservative Club now Sports Bar with Dart Boards, TV's, Sky & BT Sport

Further Trading Area with Snooker Room Upstairs with 5 Dart Boards & 2 Pool Tables

Currently closed. Suitable for other uses (subject to planning)

£195,000 Freehold

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## LOCATION

Frankie's is situated on the main high street in Cullompton, a historic market town situated in the county of Devon, located off junction 28 of the M5 motorway. Cullompton is a thriving town and sits on the edge of beautiful rolling Devon countryside in close proximity to the conurbations of Tiverton, Wellington and Honiton. Frankie's is approximately 13 miles from the city of Exeter and 19 miles to Taunton.

## DESCRIPTION

Frankie's was previously a conservative club and is located in a handsome two storey terraced property, under a pitched slate roof. The property is centrally located on the high street, with off street parking directly in front of the building.

The accommodation briefly comprises:-

### MAIN GROUND FLOOR TRADING AREA

Recently refurbished and rewired. Attractive open plan trading space with 70 covers and centrally positioned bar servery to the rear. 4 Flat screen TV's (Sky Sports & BT Sports) and seating at quality upholstered chairs with circular timber tables. Ceiling mounted air conditioning unit. Further section with 2 wall mounted dart boards and seating continuing in the same style with long upholstered bench seating to far wall. Through to:-

### BAR SERVERY

Timber topped and illuminated, under counter frontage back bar fittings and optics, electronic cash register, 2 bottle fridges and draft beer font. Glass washer.

### GROUND FLOOR TEMPERATURE CONTROLLED BEER CELLAR

With new python system and CCTV system.

### LADIES & GENTS WC'S

### UPSTAIRS

### SMALL KITCHEN

With gas cooker, twin deep fat fryer, fridge freezer and griddle.

### STORE ROOM

(Could possibly be converted into a bedroom for over night stays for an owner).

### SNOOKER ROOM

With stunning hand carved snooker table, which is reputed to be over 135 years old. 5 wall mounted dart boards, 2 pool tables, various prints, wall mounted TV and WC.

## GENERAL INFORMATION

### RATES

2023 List: £8,000. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

## THE BUSINESS

Frankie's is a turn key operation and was a dedicated sports bar with the emphasis on snooker and pool. Frankie's had a strong following and was popular with all types of sport, being able to show Sky & BT Sports on the five flat screen TV's.

The business was run very much to suit the owner, with huge potential to grow the trade and extend opening hours. The Business closed in August 2022 but is ready to open again.

## INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

## EPC AWAITED

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. tel. 01803 212021.

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