



Royal Oak Inn

Sparrow Lane, Withypool, Minehead, Somerset, TA24 7QP

Tenure: Leasehold

Price: £65,000

Ref: 95406

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Free house in attractive Exmoor village
- Restored bars & dining room (82)
- 8 period letting rooms, Owners accommodation
- Car park (10) & trade patio (100)
- Outbuildings & paddock
- Anticipated net turnover in excess of £500,000

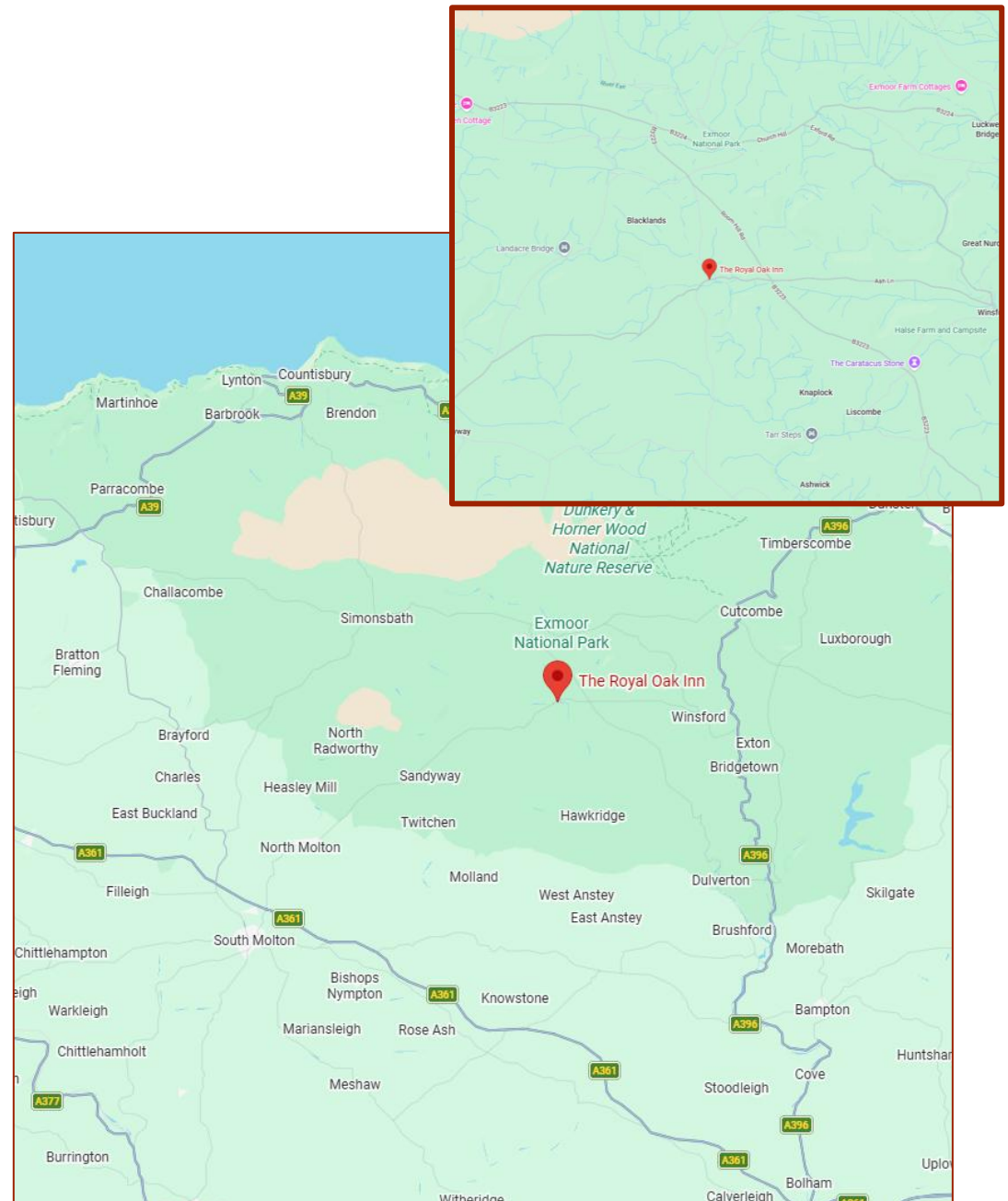
Location

The Royal Oak is a 17th century inn situated in the pretty village of Withypool. The village is part of what is known as the 'Golden Triangle' within Exmoor National Park; it stands beside the River Barle, across which spans a six arch bridge. Tar Steps is reached via a popular riverside walk.

Withypool is a tourist attraction in close proximity to many beauty spots such as the National Trust village of Dunster, over which towers Dunster Castle. The spectacular Devon and Somerset coastline forms the northern edge of Exmoor and links the towns of Lynton and Minehead. Exmoor is well-known for its outdoor pursuits. The Two Moors Walk passes through the village.

The Royal Oak is ideally situated for visitors to Exmoor, especially those who enjoy activities such as walking, fishing, shooting and horse riding. There are a number of holiday cottages in the area.

The Royal Oak has played its part in history: the author R D Blackmore wrote part of Lorna Doone in the bar of The Royal Oak. The well known artist, Alfred Munnings, had a studio in its loft. Towards the end of the Second World War, General Eisenhower is understood to have planned much of the D Day Landings from The Royal Oak whilst American forces used Woolacombe beach to the west of Exmoor to practice for the Normandy landings.



Trade Areas

Front entrance porch giving access to the RECEPTION, LOUNGE BAR and DINING ROOM. The Lounge Bar features a fine stone inglenook fireplace and exposed overhead beams. There is fixed seating around the perimeter walls as well as country furnishings with seating for approximately 20.

The public bar is of similar character with a fireplace with log burning stove, overhead beams, part quarry tiled floor, perimeter wall seating and traditional pub furnishings to seat approximately 22. A panel fronted, polished top bar servery with back bar display connects the main trading areas. The attractive period dining room features a beamed ceiling, an inglenook fireplace with log burning stove and polished wooden furniture to seat approximately 40.

Commercial catering KITCHEN fitted with nonslip flooring, UPVC wall cladding and a range of stainless steel equipment including a Rational oven. PREPARATION ROOM, WASH-UP ROOM and staff WC.

TWO LADIES' and GENTLEMEN'S TOILETS. REFRIGERATED BEER CELLAR.

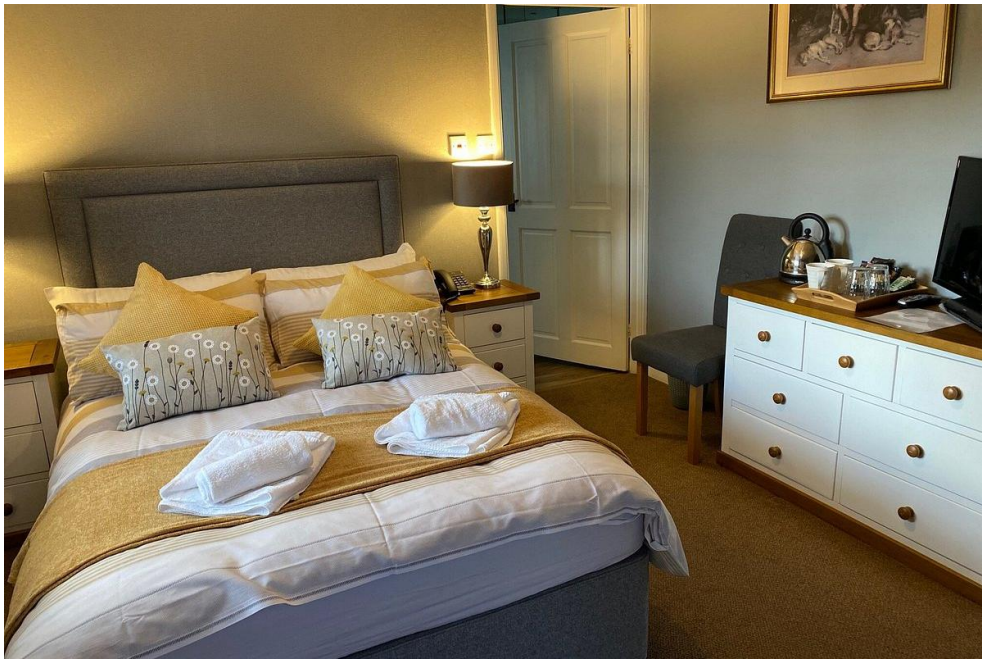
Owners' Accommodation

Access from the kitchen service area to the first floor. SITTING ROOM with door to a PRIVATE COURTYARD. TWO DOUBLE BEDROOMS, one of which is a walk-through to the BATHROOM with over bath shower.

Letting Accommodation

Located on the first and second floors and accessed from the main entrance hall are EIGHT PERIOD BEDROOMS. All bedrooms are double or twin size with private facilities, seven having en suite bathrooms and one with a private bathroom across the hall.







External

FORECOURT PATIO/TERRACE to seat 15. To the rear is an OWNER'S COURTYARD GARDEN. TRADE PATIO with bench seating and artificial grass, seating approximately 100. This includes sheltered areas with lighting and heating. OUTSIDE BAR and INTEGRATED CELLAR. Car park for 10. OUTBUILDINGS comprising walk-in COLD ROOM and freezer storage. DRY FOOD STORE. CELLAR for outside bar. BOTTLE STORE. WOOD STORE.

The Business

The Royal Oak has been under its current ownership since February 2024. It is a popular and highly regarded traditional country freehouse with high quality letting accommodation that is well patronised by the local shoots and hunts. The pub is also well supported by the local community and accommodates visitors on walking holidays.

A full year's accounts are soon to be produced for the year ending 2025 and it is anticipated that these will show a net turnover in excess of £500,000. Historic profit and loss accounts for February 2022 show an annual net turnover of approximately £660,000 with a gross profit of 70%. The business experiences a particularly healthy summer trade. Further accounting information may be made available to serious parties following a formal viewing.

Our clients wish to sell the business because they are looking to relocate. It would suit a hands-on couple who would like to continue its operation as a traditional public house and capitalise on the well kept letting accommodation and dining areas.



Tenure & Price

LEASEHOLD £65,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Royal Oak is held on a full repairing and insuring lease from Wellington Pub Company for a term of 25 years which commenced May 2019. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent £48,000 per annum, subject to annual RPI adjustments. An incoming party will be required to provide a rental deposit to the Landlord of a quarter’s rent in advance. The lease is free of all trade ties. VAT is payable on the rent payments. The building insurance is charged to the tenant by way of insurance rent.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

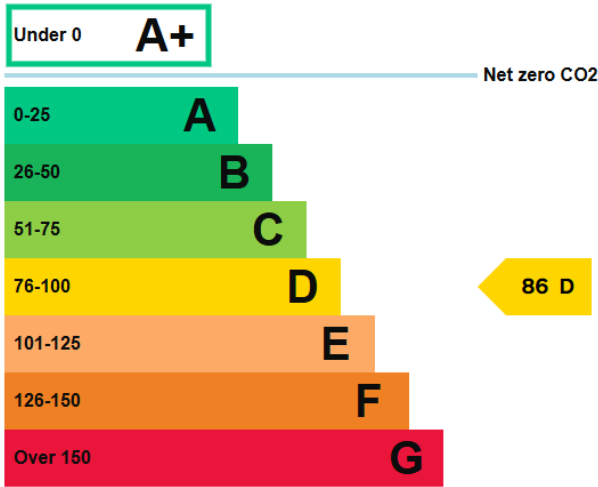
A Premises Licence is held.

Services

Mains water and electricity. Septic tank drainage. Oil fired central heating. Bulk propane gas for cooking.

Rateable Value: £30,000 as of 01 April 2026

Local Authority: Somerset County Council, Dulverton Library, Fore Street, Dulverton TA22 9EX





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.