



The Royal Oak Inn

Winsford, Exmoor National Park, Somerset, TA24 7JE

Leasehold £60,000

- Exmoor National Park
- Picture postcard thatched free house hotel with 12th Century origins
- Highly acclaimed with bar and dining areas
- Ten quality hotel bedrooms
- Holiday flat and three bedroom owners flat
- Enclosed garden and car park

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LOCATION

The Royal Oak is a much photographed historic Exmoor National Park free house hotel in a picture postcard setting overlooking the village green and Winn Brook which flows into the nearby River Exe.

The Royal Oak is believed to date from the Twelfth Century when it was an original 'two up two down cottage' and was extended to enlarge the trading areas and introduce high quality letting accommodation. The premises have been significantly improved in recent years with investment by the current occupants.

Winsford is approximately 5 miles north-west of Dulverton and 10 miles south-west of the coastal town of Minehead.

Winsford is at the very heart of the Exmoor National Park and is a much visited tourist attraction benefitting from good access to the A39 and the A361, both of which link to the M5 motorway.

The property is briefly described as follows:-

TRADE AREAS

Front ENTRANCE HALL with slate floor and mellow wood panelled reception counter. The MAIN BAR comfortably seats 12 and has a feature fireplace with black fire beam Inglenook style fireplace with inset iron log burner stove. Slate floor, settles and natural wood tables and chairs. Access into the adjoining areas in two sections; one being a back SNUG seating up to 30. These are presented to a similar style with carpeted floors, panelled back settles and light wood tables and chairs.

The MAIN RESTAURANT is in two areas and seats circa 28. This features a wood burner with iron inset fireplace, dado panelling, overhead beams and fitted carpeting. Rear hallway through to a RESIDENT LOUNGE which also doubles as a private dining room for approximately 40. This includes leather Chesterfield settees, dining tables, chairs, feature brick fireplace and fitted carpeting. Inner hallway with access to LADIES AND GENTLEMEN'S TOILETS. The CATERING KITCHEN has three phase electricity, quarry tiled floor and a comprehensive range of equipment, including a 'walk in' COLDROOM. BREAKFAST PREP.

LETTING ACCOMMODATION

TEN LETTING ROOMS, eight of which are in the main building and two are in an outbuilding. The rooms are presented to a high specification and have features including roof timbers. Six rooms are king size, two standard doubles and two twin rooms and all have EN-SUITE facilities with bath and power showers. Two of the rooms have recently been upgraded to have slate floors. One bedroom also includes a seating area.

THE HOLIDAY FLAT

Contained in an outbuilding and also suitable for use as two further letting bedrooms. The current layout is a SITTING ROOM, DOUBLE BEDROOM with EN-SUITE BATHROOM. KITCHEN

The letting bedrooms are suitable for shooting parties as there is a DRYING ROOM with GUN STORE.

OWNERS ACCOMMODATION

Contained in a first floor FLAT above one of the outbuildings and having LOUNGE, THREE BEDROOMS, KITCHEN and BATHROOM.

THE POST OFFICE

A village POST OFFICE is contained within the main building with separate customer access from the front. The current arrangement is that the proprietors of the Royal Oak supply the stock and volunteers run the facility.

SERVICE AREAS

The outbuildings include an OFFICE, LAUNDRY ROOM, BEER CELLAR and former STABLES used as a WORKSHOP AND STORE.

EXTERNAL

A rear CAR PARK with space for approximately 12 vehicles. A sheltered lawned GARDEN stands at the rear of the main building and is set out with tables and bench sets. Further seating is possible on the forecourt which overlooks the village green.

THE BUSINESS

In the hands of the present ownership since 2014 having been thoroughly upgraded focusing on the hotel aspect of the business. Winsford attracts many visitors to Exmoor and approximately 60% of the current business is generated from the letting aspect which consequently makes the business profitable.

Trading figures will be made available to seriously interested parties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



TENURE & PRICE

LEASEHOLD £60,000 to include fixtures and fittings.

The business is held on a fully repairing and insuring lease agreement from Enterprise Inns. However the lease was acquired by Tavern Propco Limited which is managed by Global Asset Management. Renewal of the lease took place in August 2018 for a twenty year term with a rent of £68,000 per annum which is subject to review every five years and RPI indexation annually. Rent is payable quarterly in advance. The business is free of all trading ties.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water and electricity. There is bulk propane gas which also supplies the central heating system.

EPC

The premises are Grade II listed and therefore does not require an Energy Performance Certificate.

LOCAL AUTHORITY

Somerset West & Taunton Council
Deane House
Belvedere Road
Taunton
Somerset TA1 1HE

Tel No: 0300 304 8000

Rateable Value: £40,750



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