



The Royal Oak Inn

Winsford, Exmoor National Park, Somerset TA24 7JE

Leasehold £40,000

Ref: 95513

Contact:

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Location & Overview.

- Highly acclaimed, picture postcard thatched free house
- Golden triangle of Exmoor National Park
- Bar and dining areas (12)+(32)+(42)+(18)
- 10 quality en suite letting bedrooms
- One self-contained apartment, one self-contained cottage
- Three bedroom owner's flat
- Enclosed trade garden and car park
- Established business with high turnover

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. The brook flows into the nearby River Exe.

The Royal Oak is believed to date from the 12th century, when it was an original 'two up, two down cottage'. It 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 occupant.

Winsford is approximately 5 miles north-west of Dulverton and 10 miles south-west of the coastal town of Minehead. It is at the very heart of Exmoor National Park and is a much visited tourist attraction which benefits from good access to the A39 and the A361, both of which link to the M5 motorway.

The Royal Oak is a charming, prominent, two storey, Grade II listed, farmhouse style country inn. It lies within the village's conservation area. The property is of rubble construction under rendered elevations and has a thatched roof. There are various outbuildings to the rear of the premises and single storey additions. It is briefly described as follows:





Trade Areas.

TRADE AREAS

Front entrance with slate floor and wood panelled reception counter. The MAIN BAR comfortably welcomes 10 standing and 12 seated customers. It has a feature fireplace with a black beam inglenook style inset, slate flooring and traditional country tables and chairs. Adjoining the main bar there is a dining area which can seat 32 customers. This is presented in a similar style with panel back settles and lightweight tables and chairs.

The main RESTAURANT is now referred to as the LOUNGE and features an inset fireplace, wall panelling, overhead beams and fitted carpet. This is a space used either by those staying at the pub, those visiting for drinking or dining in the pub but also as a pre dinner drinks area for the PRIVATE DINING space which is presented with upholstered leather sofas and armchairs, suitable for dinner parties of up to 18 people. A rear hallway leads to the BREAKFAST ROOM formerly known as the resident's lounge, which doubles up as a function or meeting space and can accommodate up to 60 people buffet style or seat 42 customers comfortably. This room has ceiling timbers, fitted carpet and a brick fireplace. The inner hallway provides access to the Ladies' and Gentlemen's CUSTOMER TOILETS.

The CATERING KITCHEN, with three phase electricity, is fully fitted with a range of stainless steel equipment and an extraction canopy. It has quarry tile flooring and a walk-in COLD ROOM. In addition, there is a PREPARATION AREA.

EXTERNAL

A rear CAR PARK has space for approximately 12 vehicles. A sheltered, lawned GARDEN stands at the rear of the main building and has bench seating. Further seating is possible on the FORECOURT which overlooks the village green.

NB: It should be noted that free parking can be found throughout the village and the village's picnic area lies opposite the public house.

SERVICE AREAS

Situated in various outbuildings are the following: OFFICE, LAUNDRY ROOM, refrigerated BEER STORE, BOTTLE STORE and former STABLES used as a WORKSHOP AND STORE.

Accommodation.

LETTING ACCOMMODATION

TEN LETTING ROOMS, eight of which are in the main building whilst two are in an outbuilding. The rooms are well presented to a high specification and have features including roof timbers. Some have four poster beds. Seven rooms are king size and three are super king, two of which can also be twin rooms. All have EN SUITE facilities with baths and power showers. One of the letting bedrooms also includes a seating area.

Contained in the same outbuilding as two of the letting rooms is the one bedroom APARTMENT which currently comprises a SITTING ROOM, DOUBLE BEDROOM, EN SUITE BATHROOM and KITCHEN.

SELF CONTAINED COTTAGE

A recently converted outbuilding houses a self-contained, one bedroom COTTAGE which comprises a DOUBLE BEDROOM, KITCHEN/LOUNGE AREA and a BATHROOM.

STAFF ACCOMMODATION

Situated in an outbuilding to the rear of the property is a DOUBLE BEDROOM with EN SUITE SHOWER ROOM. This room is currently used by staff but could be repurposed as letting accommodation.

OWNER'S ACCOMMODATION

Contained in a first floor flat above one of the outbuildings is the owner's accommodation, comprising LOUNGE, KITCHEN, BATHROOM and THREE BEDROOMS

THE POST OFFICE

The village's POST OFFICE is located within the main building. It has separate customer access from the front. The current arrangement is that the proprietors of The Royal Oak supply the stock whilst volunteers run the facility.





Business.

The Royal Oak has been under its present ownership since July 2022. Since taking on The Royal Oak, the vendor has reinvigorated the business and the annual takings have drastically improved. The vendor has also undertaken a sympathetic restoration of the property. The business enjoys repeat trade and has a loyal local following. It is also very popular with local shoots and hunts whose followers help to boost trade in the off season and regularly book out the letting accommodation. In addition, the business is popular for private functions and events. It receives fantastic reviews on TripAdvisor.

Traditional, homemade food is served using locally sourced produce.

The year end accounts for 31 March 2024 show an annual net turnover of £619,712, with a gross profit of over 61%. It is anticipated that the forthcoming year end accounts will show an increase in the annual takings and profit. Further accounting information may be made available to serious parties following a formal viewing.

The opening hours:

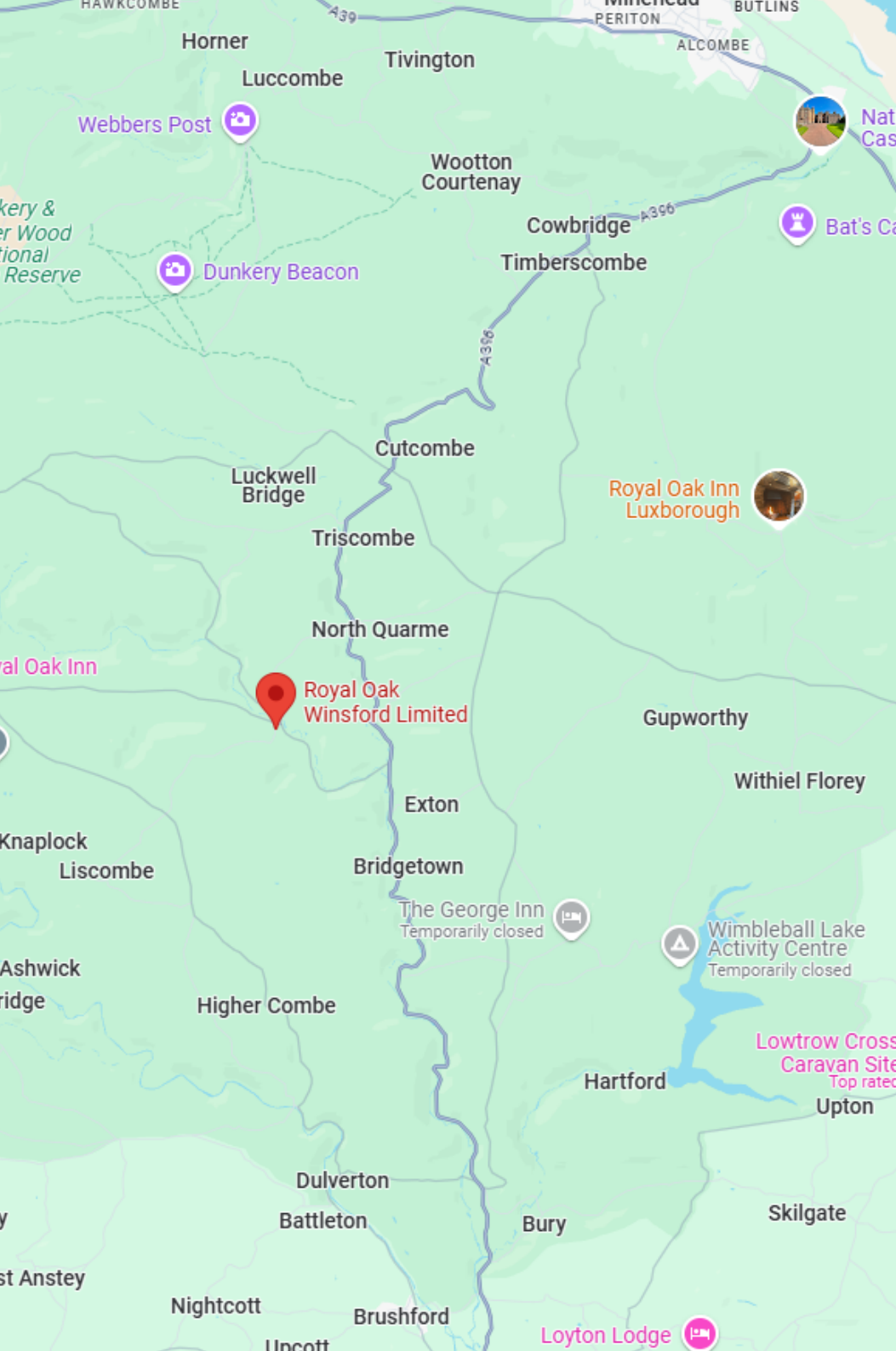
Monday and Tuesday: 15:00 - close

Wednesday - Sunday: 12:00 - close

The Royal Oak offers a rare and exciting opportunity for an enthusiastic and experienced operator to take on a charming country inn. The business has grown year on year under our client's tenure and shows no signs of slowing down.







Tenure & Price.

LEASEHOLD £40,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is held on a full repairing and insuring lease agreement from Tavern Propco Limited (managed by Global Mutual Limited) for a term of 20 years, commencing August 2018. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £76,256.72 per annum, subject to annual RPI adjustments and 5 yearly rent reviews. VAT is applicable on the rental payments. An incoming party will be required to provide a rental deposit to the Landlord of a quarter's rent in advance. The landlord insures the building and the tenant pays the insurance by way of insurance rent. The lease is free of all trade ties.

We understand that the last rent review was conducted in 2022.

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

LICENCE

A full Premises Licence is held.

EPC

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

SERVICES

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

Local Authority: Somerset Council

Rateable Value as at 1 April 2023: £25,000

ENQUIRE

01460 259100 telephone

wessex@sidneyphillips.co.uk

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