

Waterrow - The Rock Inn, Taunton TA4 2AX
Freehold Public House with Letting Accommodation Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Waterrow - The Rock Inn, Taunton TA4 2AX

Freehold Public House with Letting Accommodation Investment



Investment Consideration:

- Purchase Price: £450,000
- Gross Initial Yield: 6.64%
- Rental Income: £29,900 p.a.
- VAT is NOT applicable to this property
- Comprises public house with restaurant and 8 en-suite letting rooms
- Property benefits from car park and outdoor seating areas
- Situated within a wooded valley opposite a bridge with a small river flowing beneath and idyllic setting close to Exmoor Nation Park.



Tenancies & Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|--|---|----------------|--|---------------------|---|
| The Rock Inn (Ground, First & Second Floor) | Ground floor: Main bar area, dining room, guest lounge (snug), commercial catering kitchen, walk in fridge and beer cellar First and second floor: 8 en-suite letting rooms. Self contained owners flat with office area and sitting room. | Individual | 6 Years 11 Months from 17 June 2024 | £29,900 | Note 1: FRI Note 2: Rent review every 3 years open market upward only Note 3: Tenant option to determine on 17.06.27 min 6 months notice Note 4: Rent deposit held of £6,000 |
| Total | | | | £29,900 | |

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Property Description:

Comprises large public house with restaurant, owner's accommodation and 8 letting rooms. The property benefits from customer car park and outdoor seating, providing the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, kitchen, customer wc's

First Floor: 8 en-suite letting rooms, storage

Second Floor: 1-bedroom owner's accommodation with office

Total area size: 390 sq m (4,200 sq ft)

Tenancy:

The property is at present let to Slater & Slater Pubs Co Ltd for a term of 6 years 11 months from 17th June 2024 at a current rent of £29,900 p.a. Rent review every 3rd year open market upward only. Tenant option to determine on 17.06.27 min 6 months notice. Deposit held of £6,000.



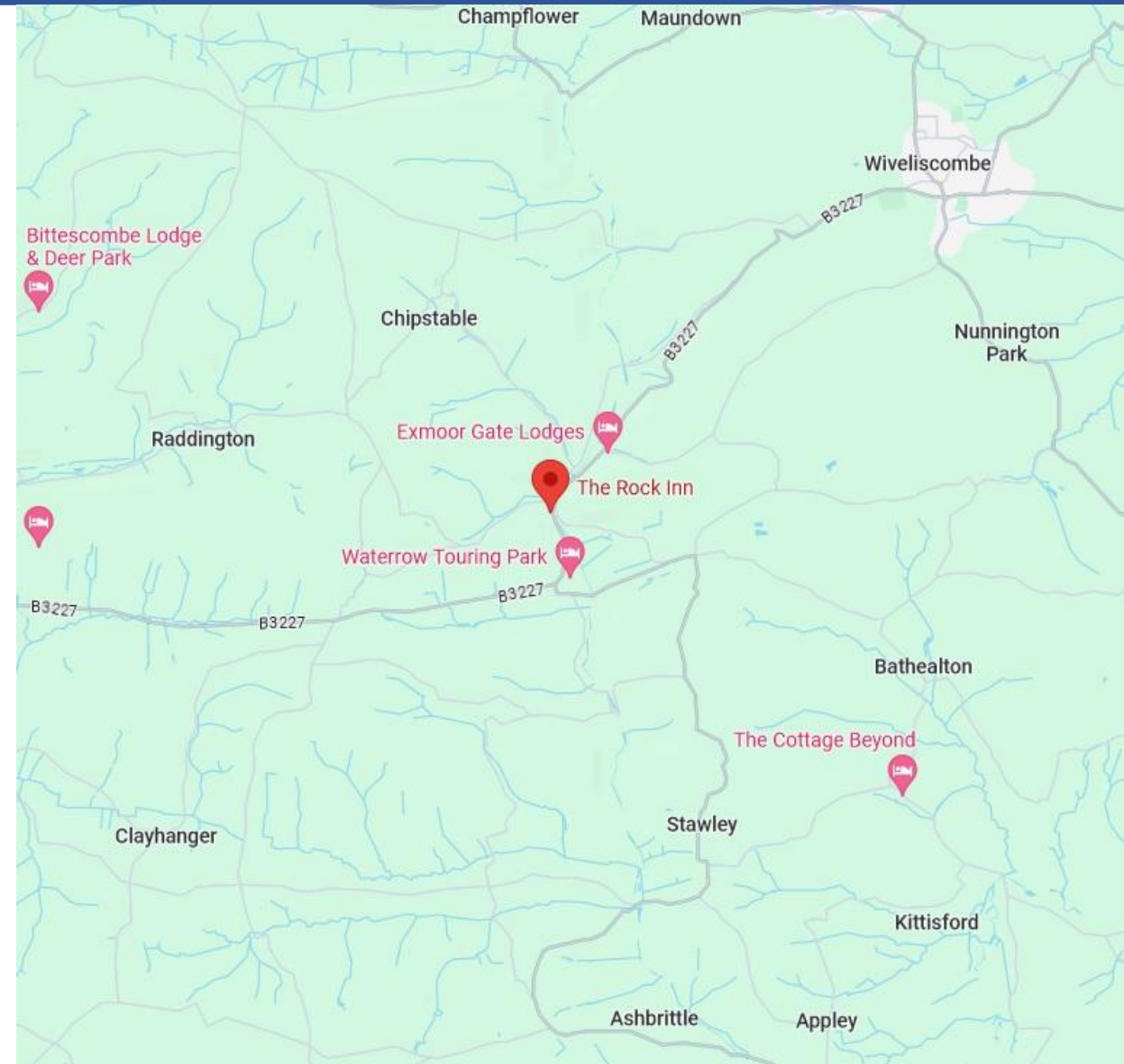
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Location:

Waterrow is a local parish of Chipstable, a village and civil parish in Somerset, England, situated beside Heydon Hill 10 miles (16.1 km) west of Taunton. The Rock Inn is positioned within a wooded valley opposite a bridge with a small river tone flowing beneath and idyllic setting close to the Exmoor Nation Park. Surrounded by countryside yet within 3 miles from the small county town of Wiveliscombe.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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