

Waterrow - The Rock Inn, Taunton TA4 2AX
Free-of-Tie Pub Inn to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Waterrow - The Rock Inn, Taunton TA4 2AX

Free-of-Tie Pub Inn to Rent



Property Features:

- Comprises public house with restaurant and 8 letting rooms
- All letting rooms are ensuite
- VAT is NOT applicable to this property
- Property benefits from car park and outdoor seating areas
- Available on a new lease with no premium and flexible terms
- Situated within a wooded valley opposite a bridge with a small river tone flowing beneath and idyllic setting close to Exmoor Nation Park.



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Property Description:

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

- 8 Letting rooms over two floors
- Self contained owners flat
- Customer car park
- Walk in fridge
- Beer cellar
- All letting rooms are en-suite
- Dining room
- Commercial catering kitchen
- Guest lounge (Snug)
- Main bar area
- Office area in the owners accommodation
- Sitting room in the owners accommodation

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



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £575 per week (PCM: £2,491.66)

Deposit: £6,000

Rateable Value:

Rateable Value - £12,350 p.a.

Rates Payable - £700* p.a.

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



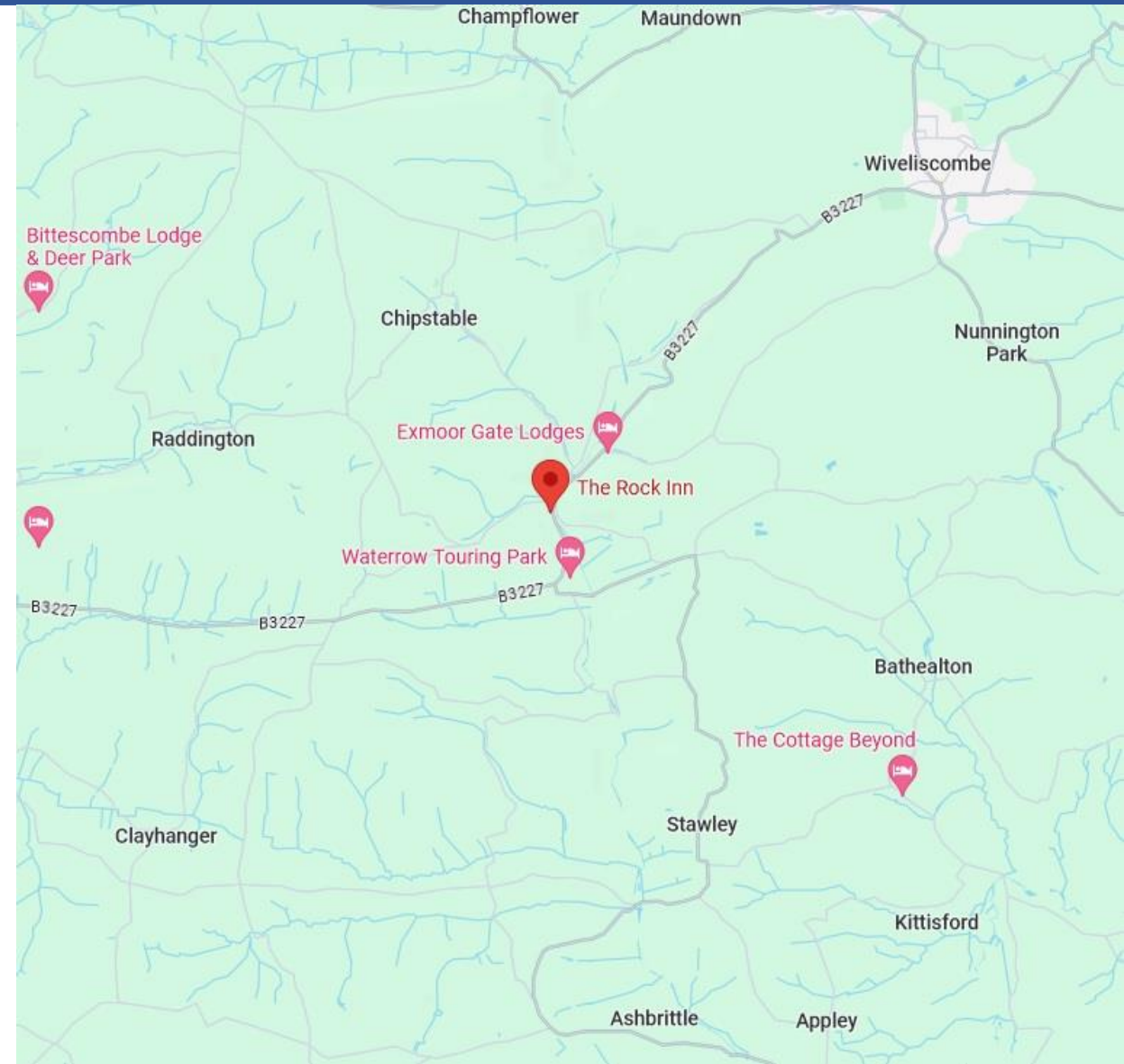
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Location:

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 Sam Georgev or Joseph Bachman.



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