



REF: 638

The Rock Inn
Waterrow, Taunton, Somerset TA4 2AX

Leasehold
£6,000



£6,000 is the rent deposit payable to the landlord. In addition, rent and buildings insurance will be due monthly in advance. The majority of the fixtures and fittings are owned by the landlords. Tenants may use this equipment free of charge. There will be a need for tenants to provide some additional trading equipment including exterior furniture, some internal furnishings and kitchen equipment



FEATURES

- Free-of-tie 17th Century inn in beautiful Somerset surroundings
- Eight high quality en-suite letting rooms
- Trading areas seating 44
- Well-equipped commercial kitchen
- Self-contained one-bedroom private accommodation
- Beer patio for 32
- Car park for 18

LOCATION

Waterrow is a small village in Somerset, in the beautiful countryside on the borders of Somerset and Devon, with Exmoor National Park a stone's throw away.

The local towns of Wellington and Dulverton are 8.9 miles (23 minutes) via the B3187 and 11.2 miles (22 minutes) via the B3227 and B3222 respectively.

The Rock Inn is positioned on a main road within a wooded valley and adjacent to a bridge with the River Tone flowing beneath, an idyllic setting close to Exmoor National Park.

It is surrounded by countryside yet within 3 miles of the town of Wiveliscombe. The beaches of the north and south coasts of the West Country are within easy reach and further west the wide open expanse of Dartmoor.

THE BUSINESS PREMISES

Main Entrance

Is via a patio area to the front into a small vestibule which leads to:

Main Open-Plan Trading Area

(9.2 m x 5.3 m)

Seating for 24 and further vertical drinking for 20.

Part carpeted, part wooden floor, exposed stone with beamed ceiling and part rendered walls.

This area benefits from a beautiful stone inglenook feature fireplace with working wood-burner.

Bar Servery

Is located in this area, stone construction with a beaten copper top and slate foot-rail.

Behind the Bar Servery is wooden flooring with glass washer, double bottle cooler, single bottle cooler and painted wooden back bar. The overbar can be used for blackboard advertising.

The bar area has many traditional and original features and benefits from a dartboard.

From this area are:

Ladies WC

Tiled throughout with low level flush WC and wash hand basin.

Gents WC

Tiled throughout with two urinals, low level flush WC and wash hand basin.



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Second Trading Area

(5.8 m x 4.3 m)

Seating for 20.

This space is used for dining and also serves as a breakfast area for the bed & breakfast. With a laminate wooden floor, painted wooden panelled walls, painted beamed ceiling and feature fireplace. Also in this area is the cast iron spiral fire escape.



Third Trading Area

(4.2 m x 4.9 m)

A flagstone floored snug with comfortable chairs for 8 with large flatscreen TV and working wood-burner. This area has painted rendered walls and large beamed ceiling.



Commercial Kitchen

(5.4 m x 3 m)

Well equipped with non-slip flooring and benefits from dishwasher, eye-level grill, 4-burner cooker, deep fat fryer, low-level grill, single drainer, large Blue Seal turbofan rational, two microwaves. This area also benefits from stainless steel cold storage and a commercial extract canopy.

From this area is a Courtyard area which leads to:

Walk-in Chiller

Storage

Cellar

Located behind the Bar Servery with quarry stone floor and painted rendered walls.

There are further storerooms off this area which allow for utility etc.



LETTING ACCOMMODATION

Accessed through a side door, dedicated entrance via a carpeted staircase on to a small landing, and consists of:

Letting Room 1

(4.3 m x 3 m)

Family room, potentially for three people with painted wooden panelled walls and traditionally decorated with large flatscreen TV.

En-suite with low level flush WC, wash hand basin and bath with shower over.

Letting Room 2

(2.9 m x 2.8 m)

Well-proportioned double room with wooden painted panelled walls and large flatscreen TV.

En-suite with low level flush WC, wash hand basin and shower.



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Letting Room 3

(2.9 m x 4.3 m)

Well-proportioned double room with wooden painted panelled walls and large flatscreen TV.

En-suite with low level flush WC, wash hand basin and shower.

A flight of carpeted stairs gives access to:



Letting Room 4

(3.1 m x 2.8 m)

Good-size double room and with large flatscreen TV.

En-suite with low level flush WC, wash hand basin and bath with shower over.

Letting Room 5

(2.9 m x 2.9 m)

Good-size double room and with large flatscreen TV.

En-suite with low level flush WC, wash hand basin and bath with shower over.



Letting Room 6

(4 m x 3 m)

Good-size double with rendered walls and large flatscreen TV.

En-suite is tiled throughout with low level flush WC, wash hand basin and bath with shower over.

Letting Room 7

(3.6 m x 4.2 m)

Good-size double room and large flatscreen TV.

En-suite with low level flush WC, wash hand basin and bath with shower over.



Letting Room 8

(4.2 m x 4.6 m)

Character double room with exposed stone wall and feature fireplace, wood-burner and large flatscreen TV.

En-suite is tiled throughout with low level flush WC, wash hand basin and shower.

PRIVATE ACCOMMODATION

Accessed from the Snug via a laminated staircase into:

Lounge

(4.2 m x 5.3 m)

With laminate flooring and rendered walls.

Bedroom

(3.6 m x 4.5 m)

Good-size double room.

En-suite shower room with low level flush WC and wash hand basin.



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OUTSIDE

Beer Garden

A patio area which can seat 32.

Car Park

There are two separate areas for circa 18 vehicles.

THE PROPERTY

Brick built with mock Tudor wooden frame under a slate roof. It is a large detached building situated close to the river.

THE BUSINESS

Is currently closed.

We do not hold any accounting information nor can we warrant any trading figures.

TENURE

The Rock Inn is available on the basis of a brand new lease with SLS Properties.

Rent is quoted at £29,900 per annum.

Rateable Value

Current rateable value (1 April 2023 to present) £12,350.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9200-3957-0351-1410-6000>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Jeff Dunn 07824 663371 (Out of Hours)
Please Email: jeff@sprosen.com