



Vickery Holman
Property Consultants



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The Rest and be Thankful Inn

The Rest and Be Thankful inn

This detached early 19th century Inn has been in the same family ownership since 2006 within which time they have comprehensively improved all aspects of both the building and the business and future proofed many aspects for years to come. The property is mainly two storey with part basement level to include a separate function suite, with ground floor trade areas and first floor letting rooms and private accommodation. The 8 letting rooms can easily be reduced should a purchaser require more than the well maintained 2 bedroom owner's flat. The trade areas are well laid out to provide a choice for the customer, be that public room or more formal restaurant to lounge seating. In addition there is a versatile function room for overspill dining.

The owners have been meticulous in bringing the property back to an impressive state of repair, this includes the addition of electric car charging points, solar panel heating and Photovoltaic electric so that the next owners can concentrate on growing the existing business.

The Inn is well regarded locally and is an excellent location to enjoy much of what the National Park has to offer – beauty and wildness in equal measure.

The owners have run the Rest and Be Thankful with two full time family members and a loyal staff contingent and are now looking to hand over the reins to pursue other unrelated opportunities.





HIGHLIGHTS

Highly visible position on Exmoor National Park

Detached early 19th Century Coaching Inn

8 en-suite bedrooms

Public bar with lounge and restaurants (88 covers overall)

Sporting Room/overspill dining room/Function room (70 covers)

Separate Buttery bar/function room (40 covers)

Smart two bedroom self contained flat

Beer garden

Car parking spaces including three electric charging points

Trade split 40/35/25 food/bar/accommodation

Considerable investment within current owners occupation

Available as a transfer of a going concern with vacant possession.

ACCOMMODATION

BEDROOMS 2 Single
 8 En suite
 1 Family Room
 5 Double/Twin Rooms

FUNCTION & MEETING FACILITIES (with WiFi) Sporting Room – 70 covers
 Buttery Bar – 40

FOOD & BEVERAGE Dining Room and Retreat - 56 covers
 Top, Middle and Lower Bars - 32 covers

PARKING Including three electric vehicle charging points

PRIVATE ACCOMMODATION Self contained with 2 en suites bedrooms, lounge, kitchen/ dining room and office



Sales

Year	2019	2018	2017
Revenue (£)	646,314	638,073	678,690
Net Operating profit (£)	95,712	91,868	157,599

LOCATION





PROCESS

Vickery Holman have been appointed to sell the freehold interest in The Rest and Be Thankful inn as a transfer of a going concern. No direct contact should be made with the owners or any of their employees. Please contact Vickery Holman who are retained as sole and exclusive selling agents.

TENURE AND GUIDE PRICE

Freehold : Excess £1M

EPC: C(51)

FURTHER INFORMATION

Full documentation to undertake due diligence is available. A non-disclosure agreement will need to be signed by any interested party

CONTACT

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GIVE

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SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.lettingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.

