



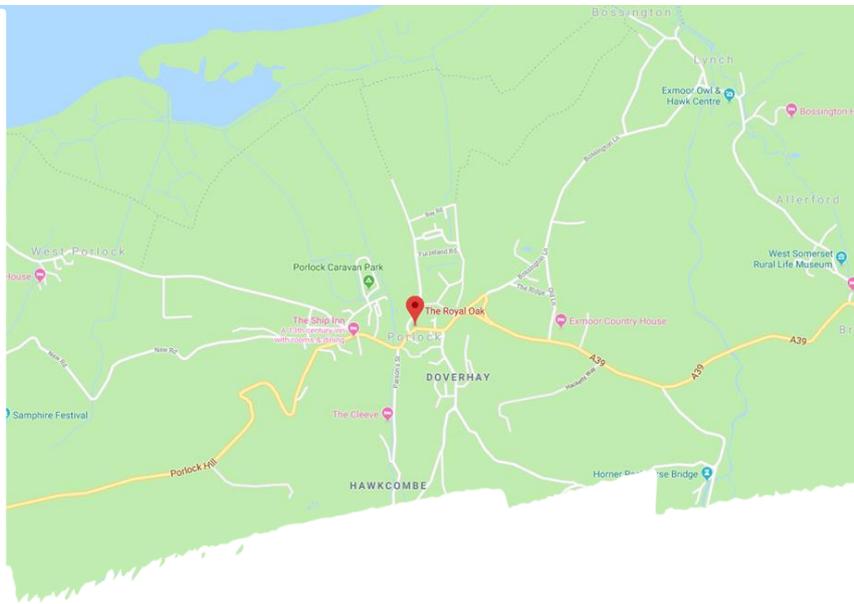
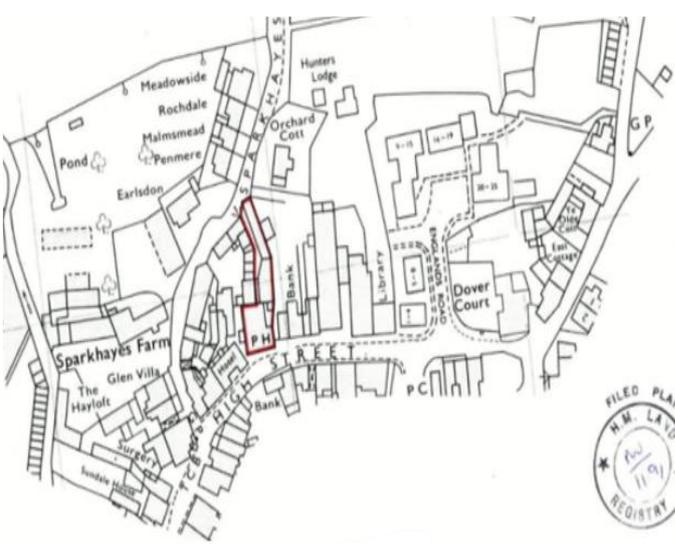
For Sale

The Royal Oak

High Street, Porlock, Somerset, TA24 8PZ

Freehold guide £235,000 (Plus VAT)

- Public House in charming West Somerset Village
- Pool room
- Four bedroom flat
- Public bar and dining areas
- Unused skittle alley
- Vacant possession



Location

Porlock is an attractive village 5 miles from Minehead in West Somerset. The village has a resident population of circa 1,500 and is situated within Exmoor National Park which attracts visitors year round to enjoy the moorland and coastal scenery nearby. The Porlock Vale visitor centre is situated in the village to showcase the surrounding area.

The Royal Oak is conveniently located close to the central car park and has a highly visible position within the village.

Description

The property comprises a detached brick and stone with render finish building, believed to be early 18th century. There is an attractive double gable frontage and with the front being of two storeys and extensive single storey extensions with flat roofs to the rear. The trade areas comprise a central entrance from the High Street leading into an open plan public bar with seating for circa 30 covers in addition to a small dining area for 16 to the front. Commercial kitchen and beer cellar. To the rear of the bar is a pool room and ladies and gents WC's. There is (unseen and unused) a skittle alley to the rear and a small sitting area with rear accessway to Sparkhays Lane. Self contained flat at first floor.

Accommodation

Front entrance lobby to open plan **public bar** (15.3 x 4.7m max) Bow window to front, exposed wall and ceiling beams, 2 feature fireplaces and one inglenook fireplace with stone surround. Stone faced bar with wooden servery, access to first floor accommodation, space for 30 covers. **Snug** (5.2m x 3.9m) exposed ceiling and wall beams, return bar servery and space for 12 covers. Accessed from the main bar there is a rear **pool room** (5m x 4.7m) with rear access lobby, ladies and gents WCs. From behind the bar there is access to the **kitchen** (3.2m x 3m) with extraction (not tested), inner lobby with return door to pool room and access to the **beer cellar** (4.6m x 2.4m).

Private accommodation

The first floor is accessed via the public bar with stairs to the first floor landing. **Lounge** (5.1m x 3.6m plus bay window). **Kitchen** (2.9m x 2.3m) plus recess with door to rear flat roof and access to **bedroom 1** (3.7m x 3.3m), **bedroom 2** (4m x 3.5m), **bedroom 3** (4m x 3.4m), **bedroom 4/office** (3.3m x 2.1 plus recess). Bathroom and separate WC.

External Area

Rear access with smoking area. Store (5.4m x 4.5m). Unused skittle alley (not internally inspected – external measurement (16m x 5m)).

Trade

The venue has been run as an investment by our clients and as such no historic accounts are available. The sale includes the transfer of the premises licence.

Planning

Interested parties should make their own enquiries to the local planning authority. This property lies within the jurisdiction of The Exmoor National Park <https://www.exmoor-nationalpark.gov.uk/>. The property sits within the Porlock conservation area.

Fixtures and Fittings

The sale does not include any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The asking price is for the land and buildings only.

EPC: C72

Rating Assessment

The rateable value effective 1st April 2017 is listed at £25,250 on the valuation office website. Council tax band B. Interested parties are advised to make their own enquiries in regards to current rates and council tax payable.

Legal costs

Each party to bear its own costs.

Tax

VAT will be payable on 90% of the purchase price as per HMRC guidelines. Stamp duty is payable on the gross amount. VAT registered buyers may be able to reclaim VAT and are advised to seek professional advice in this regard.

Viewing & further information

Property inspection and viewing strictly by appointment.

No direct approach may be made to the business.

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Terms of availability

The property is available freehold with a guide of £235,000 plus VAT.

Offers can be sent by post or email for the attention of Michael Easton. In order that we can give detailed consideration to all the offers received, we ask that the following information is included:

- The name and address of the purchaser
- The headline amount offered
- Any conditions
- Proof of funding
- Solicitor details

It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.

Michael Easton

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