



The Rock Inn

Ref: 3451490

Waterrow Near Taunton, Somerset, TA4 2AX

Freehold: OIEO £425,000

Picturesque location in a wooded valley

Eight en suite letting rooms over two floors

Self contained owners flat

Accommodation & food led business

Net sales £245,950, for y/e 31/3/2022

Energy rating D



Description

The Rock Inn is an imposing three storey characterful building with origins that date back some 460 years with later additions in the 1930's and 40's. We understand the building had been a private house, a forge, before becoming an Inn around 1851. The current owners have been in occupation for 11 years, during that time have upgraded and added to the commercial kitchen, redecorated the rooms, created the garden terrace and in 2019 replaced the oil fired boiler. Most of the windows are replaced with PVC double glazed windows.

The owners flat can be easily increased by knocking through into room two which was originally part of the previous owners private accommodation.



Location

The Rock Inn occupies a prominent position within a wooded valley, opposite a bridge with the small River Tone flowing beneath, an idyllic setting on the Somerset/Devon border close to the Exmoor National Park. Surrounded by countryside yet within three miles from the small county town of Wiveliscombe. Eight miles from the town of Wellington, and about 14 miles from the county town of Taunton. The M5 can be joined at junction 26 and 27 (Tiverton). The Rock Inn is tucked away yet making it an ideal base for exploring the many tourist attractions in both Devon and Somerset.

Staff

Owner operated with the assistance of one full time chef, kitchen porter, plus part time staff as and when required.

Internal Details

Front customer entrance with lobby with door into the lounge bar which is probably the oldest part of the building having a large open fireplace with dual fuel wood burner, part exposed stone walling and oak ceiling timbers creating the warmth and character of the room. There is seating for about 28 either side of the bar server. Opening into a separate dining/breakfast room seating 28, which has a fireplace but not in use. The room is light and airy and dog friendly which also has an original cast iron spiral staircase tucked in the corner. Waitress/coffee station with pantry. Guest lounge also used by non residents and shooting parties the room has mainly comfortable sofa/armchair seating and has a wood burner and slate tiled floor.

Ground Floor

Back of house areas include a well equipped commercial kitchen with wash up area, store area with vacpac machine, under counter dessert fridge, freezer, door to outside to walk in fridge, beer cellar, dry goods store, boiler room/storeroom with ice machine, chest freezer, commercial washing machine and stainless steel racking. Ladies and gentlemen's toilets.



External Details

The Rock Inn has a car park to the side with space for approximately 10 cars plus additional parking for approximately 12 cars opposite as well as parking within the village itself.

The property benefits from two small terraces, these are used as the sole outside areas. There are only two outside areas which serve the property as the Rock Inn is built into the rock, hence its name.

Rock Eyrie (owner's accommodation) has a drive with a parking space.

The Opportunity

In the 11 years our clients have owned the business, they have invested in the property which has enhanced and grown the local trade to ensure an all year round customer base. This is boosted in the summer months by the influx of visitors to the Westcountry. The peaceful countryside location is an attraction to weekend visitors and holidaymakers seeking staycations and a base to explore the Exmoor National Park and coast. The Rock Inn is used by many of the local Airbnb's, lodges, large holiday houses, the nearby adult only caravan park as well as local shoots.

New owners will inherit a solid customer base and enjoy living in this outstanding countryside setting.



Owner's Accommodation

It has its own ground floor external access and is known as Rock Eyrie, comprising stairs to first floor to landing area with door into an open plan living room/office with built in storage cupboards, door to double bedroom with large en suite shower room. The previous owners used letting bedroom two as an additional bedroom which has now been blocked off.

Trading Information

Net Sales of £245,950 for year end 31/3/2022 showing a net profit of £74,726. Split in trade is food £133,756, bar £49,861 and rooms £62,333.

Although these figures are more historic, the property has traded at £310,000 during 2018/2019.



Letting Accommodation

There are eight individually designed rooms over two floors with guests having their own independent outside entrance door or internally via the main bar. The rooms comprise:

Room 1 - an executive double /family room with an en suite bathroom and shower.

Room 2 - a double room with en suite shower.

Room 3 - a dog friendly double room with en suite shower.

Room 4 - a double room with en suite bathroom.

Room 5 - a double bedroom with adjacent exclusive bathroom.

Room 6 - double bedroom with en suite bathroom.

Room 7 - a superior double bedroom with en suite bathroom with shower.

Room 8 - a superior double with king size bed with en suite shower room.



Business Rates

Rateable value effective from 1 April 2023 will be £12,350.

Regulatory

Premises Licence.

Tariff Rates

Prices for the rooms range from £99 for a standard en suite double to £121 for an executive family room, including breakfast.



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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Winchester



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