

Luxborough - The Royal Oak Inn, Somerset TA23 0SH

Freehold Public House with Letting Accommodation Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



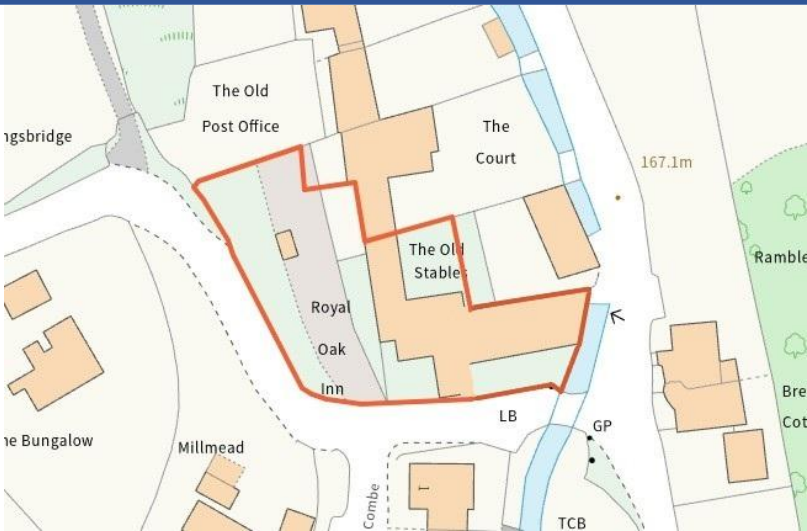
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Investment Consideration:

- Purchase Price: £500,000
- Gross Initial Yield: 7.80%
- Rental Income: £39,000 p.a.
- VAT is NOT applicable to this property
- Comprises large public house with restaurant, 2 beer gardens and large car park
- Includes 9 letting rooms and 2-bedroom owner`s accommodation
- Conveniently located within Exmoor National Park in Somerset, in the village of Luxborough



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Royal Oak Inn (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, kitchen, beer garden, storage First Floor: 9 letting rooms and 2-bed owner`s accommodation	Individual	6 Years 11 Months from 4 September 2020	£39,000	Note 1: FRI Note 2: Rent review on 04.09.26 open market upward only Note 3: Rent review from 2023 outstanding. Note 4: Tenant break option in 2023 NOT exercised. Note 5: Deposit held of £6,500.
Total				£39,000	

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Property Description:

The property comprises large trade area (30ppl), lounge bar/dining area (45ppl), separate dining room (25ppl), commercial catering kitchen, large front riverside beer garden and rear enclosed courtyard which allows seating for another 70 people, providing the following accommodation and dimensions: The property has owner's accommodation with 2 en-suite double bedrooms and a lounge and letting accommodation with 9 individual letting rooms ranging from master suites to standard doubles.

Ground Floor: Open plan bar & restaurant, kitchen, beer garden, storage

First Floor: 9 letting rooms and 2-bed owner's accommodation

Total size of 581 sq m (6,254 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 years 11 Months from 4th September 2020 at a current rent of £39,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 04.09.26 open market upward only. Rent review from 2023 outstanding. Tenant break option in 2023 NOT exercised. Deposit held of £6,500.



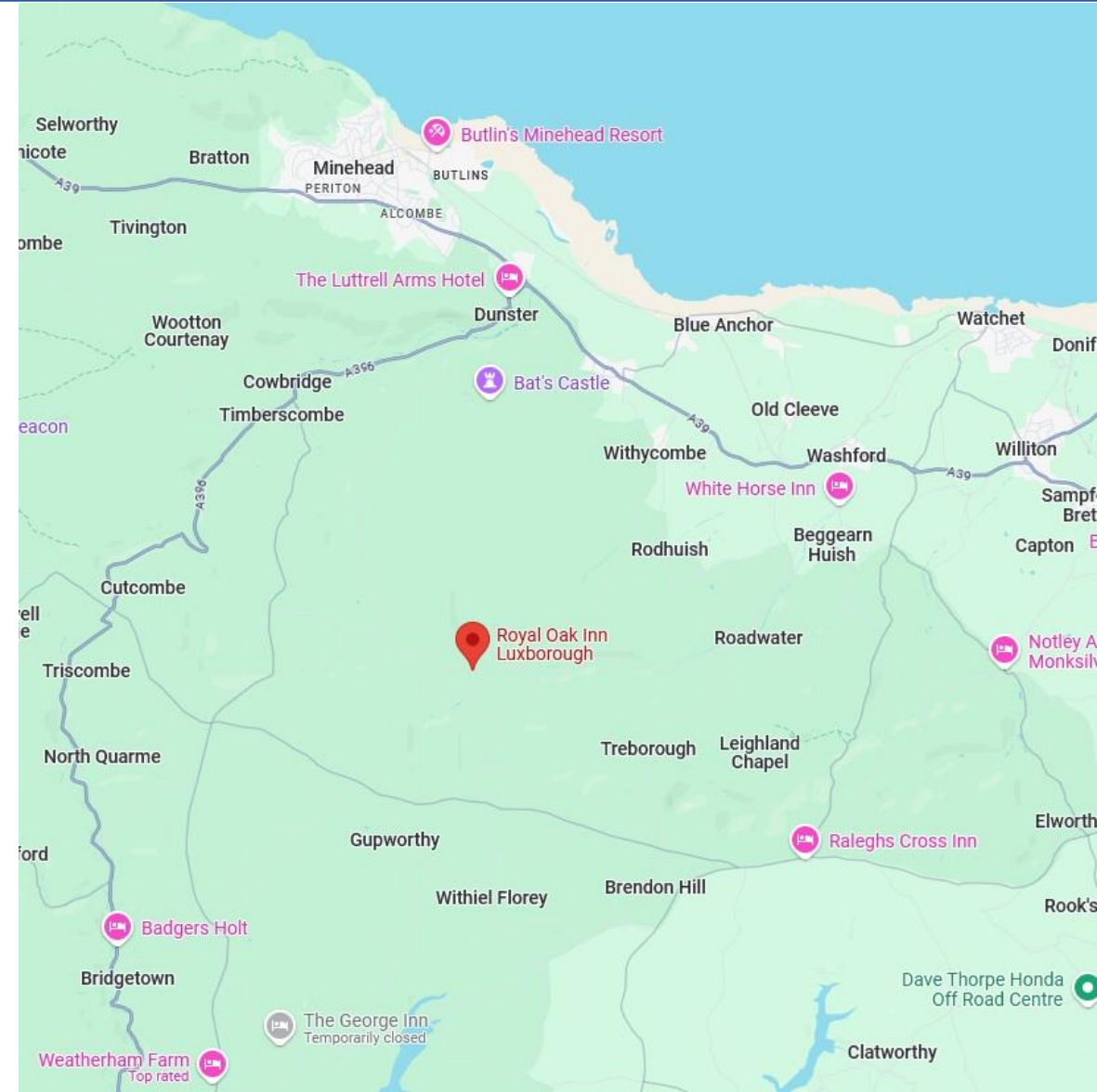
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Location:

This pub is conveniently located just inside the beautiful Exmoor National Park in Somerset, in the village of Luxborough. This village has easy access and sees scores of people coming to the area year-round to enjoy everything the park has to offer. The village has a hunting party business that operates in the autumn, bringing in guests. There is great hiking in the surrounding area attracting guests year-round.



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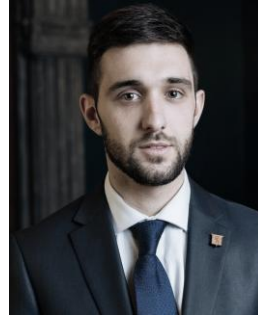
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Contacts:

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