

Porlock - The Royal Oak, High Street, Minehead TA24 8PS
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Porlock - The Royal Oak, High Street, Minehead TA24 8PS

Freehold Public House Investment



Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 5.95%
- Rental Income: £20,820 p.a.
- VAT is applicable to this property
- Comprises public house with four-bedroom owners' accommodation.
- Occupiers nearby include number of local traders such as pharmacy, butcher, café and restaurant.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Royal Oak (Ground & First Floor)	Ground floor: Open bar area, kitchen and dining area First floor: 4 bedrooms, residential kitchen, bathroom and separate WC	Individual	6 Years 11 Months from 20 January 2023	£20,820	Note 1: FRI Note 2: Rent review on 20.01.26 and 20.01.29 open market upward only Note 3: Tenant option to determine on 20.01.26 with min 6 months notice Note 4: Rent deposit held of £3,470
Total				£20,820	

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Property Description:

Comprises a ground floor public house with 4-bed owner`s accommodation above. The pub benefits from commercial kitchen, bar area with 30 seats, dining area with 16 seats, pool room and a skittle alley, providing the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, commercial kitchen, wc`s

First Floor: 4 bedrooms, residential kitchen, bathroom and separate wc

Total area size 350 sq m (3,767 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 years 11 months from 20th January 2023 at a current rent of £20,820 p.a. Rent review every 3rd year open market upward only. Tenant option to determine on 19.01.26 min 6 months notice. Deposit held of £3,470.



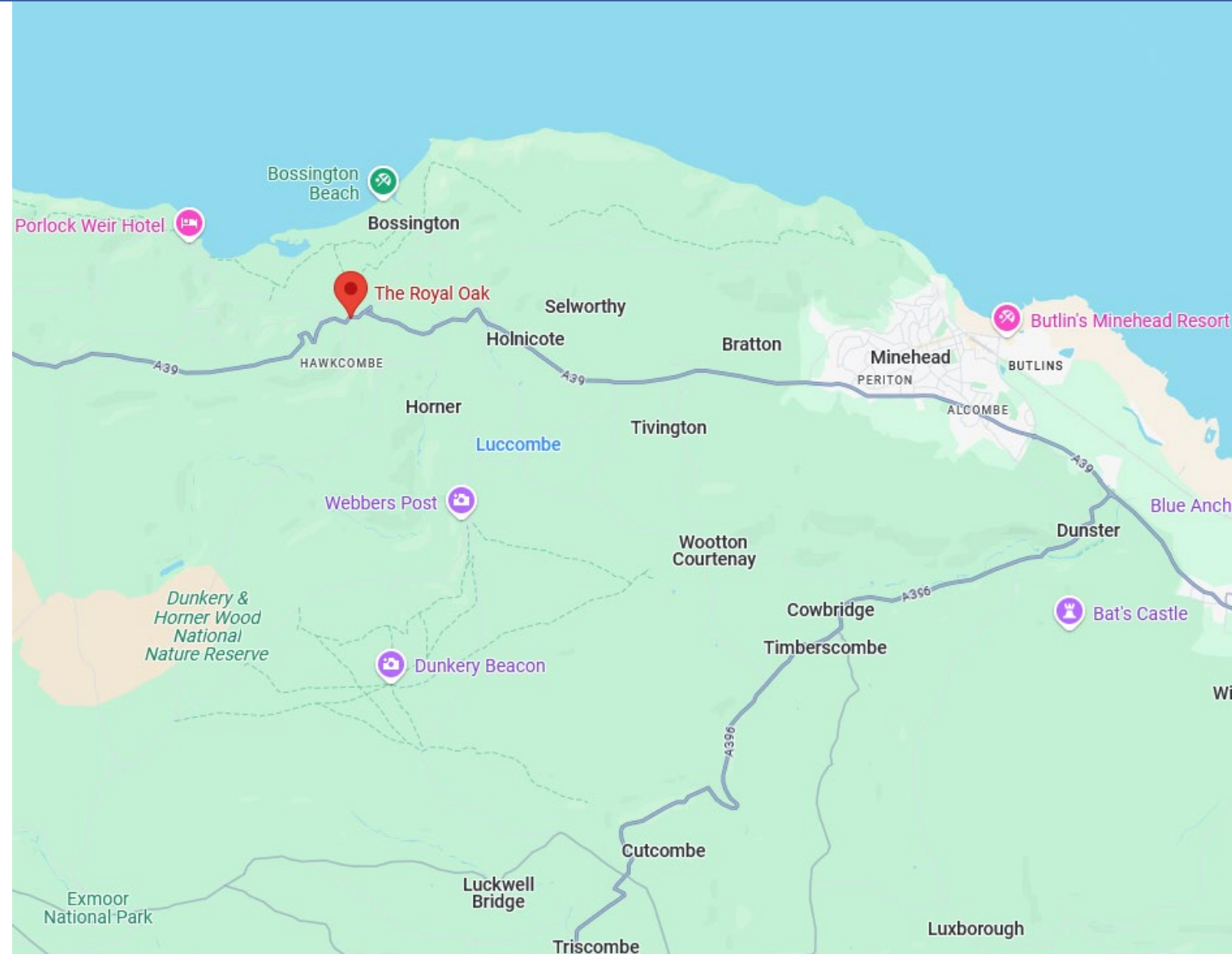
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Location:

Porlock is a coastal village in Somerset, England, 5 miles west of Minehead. Minehead is known as the gateway to Exmoor and offers a full range of amenities and facilities including supermarkets and a secondary school. Occupiers nearby include a number of local traders such as pharmacy, butcher, café`s and restaurants.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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