



**ONE OF THE BEST KNOWN LANDMARK HOTEL, RESTAURANTS AND  
TEA ROOMS ON THE DEVON COAST - LOCATED ON THE BANKS OF  
THE RIVER LYN AND LYNMOUTH BAY**

**KNOWN AS**

**ROCK HOUSE HOTEL, MANOR GREEN,  
LYNMOUTH, NORTH DEVON, EX35 6EN**

## Lease For Sale By Private Treaty Subject to Contract

### ***LOCATION! LOCATION! LOCATION!***

- A premises which attracts trade by virtue of its style and location***
- Income derived from letting bedrooms, tea garden and restaurant***
  - 8 en-suite letting bedrooms all with river or sea views***
  - Well maintained and refurbished letting rooms and public areas***
    - Car park, beer garden, commercial kitchen***
    - Turnover approximately £400,000***
  - Heavily visited tourist trap destination, overlooking the sea and River Lyn***

**PRICE: Offers invited in the region of £415,000 for the balance of the 45 year lease to include the goodwill of the business and a trade inventory of fixtures, fittings and equipment plus SAV**

### **LOCATION**

Lynton and Lynmouth have a static population of 1,658, but benefit from the considerable holiday trade in the area. The regional centre of Barnstaple is approximately 25 miles. Access to the M5 via Junction 27 at Tiverton is approx. 35 miles distant.

### **THE SITUATION**

The subject site is extremely well known, being on a promontory with views directly over the sea, harbourside and River Lyn. The situation is a tourist attraction in its own right. The property is in the centre of this highly visited destination village with vehicular access over the manor grounds, as well as a pedestrian foot bridge over the River Lyn onto Riverside Road.

### **THE PROPERTY AND CONSTRUCTION**

Being a landmark building of two storey construction under pitched slate roofs with thatched ornamental verandas. The ground floor is principally arranged as public areas with two lofty reception rooms arranged as lounge / bar, restaurant and tea room. In turn, these two reception rooms have French doors leading onto the popular tea garden alongside. The main reception entrance from the car park links with a fully refitted commercial kitchen, as well as a residents snug restaurant which provides covers for 20 and overlooks both the River Lyn and Lynmouth Bay. There is a ground floor letting bedroom with the remaining 7 letting bedrooms being on the first floor all of which offer seas and / or riverside views

as well as providing highly appointed and refurbished accommodation. Our client does not live on site and he rents a two bed roomed flat with car parking in the village, there is a possibility this could be made available for new owners.

### **THE PROPOSAL**

Our client is, inviting offers for the Leasehold interest and an assignment of their existing lease at a current rent of £30,000 per annum. Alternatively the Town Council Landlords will consider the grant of a new 55 year term subject to their approval.

### **THE BUSINESS**

The business is operated by our client assisted by a team of staff including general manager, chef, 2 house keepers, 2 bar staff with further part time staffing employed depending on the time of year. Our client operates throughout the year although previous owners have operated March - November, as such the business is able to be operated to suit new owners needs. The last two years have produced turnovers of £400,000, with 2017 yearend (March) expecting to show a net profit of circa £100,000. Accounts will be made available to interested parties following a viewing inspection. The business website is included within the sale as well as their on line booking system, which is linked to sites such as Booking.com, Expedia, Avvio etc.

### **THE STOCK**

Any current stock to be purchased at valuation upon

completion, estimated between £5,000 - £10,000 dependent on the time of year.

### **THE INVENTORY**

The property is sold with a full inventory of trade fixtures, fittings and equipment.

### **LICENCE**

The property enjoys a Premises Licence.

### **ENERGY PERFORMANCE CERTIFICATE**

The property is Grade II Listed, as such an Energy Performance Certificate is not required.

### **THE ACCOMMODATION** (*comprises*)

#### **GROUND FLOOR ACCOMMODATION**

The ground floor accommodation comprises :

#### **ENTRANCE RECEPTION**

With tiled floor, built in reception desk with computer. Overlooking front parking apron.

#### **KITCHEN**

Non slip flooring, commercial dishwasher, stainless steel double sink unit, 2 x chiller gantry's, contact grill, hot plate, 2 x fridges, 1 x freezer, double deep fat fryer, 6 burner gas oven, extractor system, 3 x microwaves, adjoining pantry store

INNER HALLWAY with access to

#### **SEPARATE SNUG RESTAURANT**

19'6 x 14'7 (5.95 m x 4.45 m) Exposed stone walling overlooking the river and sea, timber wainscoting, covers for circa 20, access to kitchen

#### **LOUNGE BAR / RESTAURANT / TEA ROOM**

37'4 x 22'0 (11.35 m x 6.70 m) In two principal sections, table and chair seating for circa 36, two communicating archways, additional bar stool and poseur tables, high ceilings with original coving, bar servery with recessed liqueur shelving, 2 x double chillers, wine fridge, glass washer, coffee percolator, coffee grinder, double coffee machine, cake fridge, microwave, hot chocolate maker, 2 x tills and management system linked to kitchen. French doors onto the **TEA GARDEN**

**TOILETS** with ladies 2 x separate wc's, fully tiled, gothic window, 2 x built in hand basin, radiator heating. Gents 2 x urinals, vanity hand basin, 1 x low level wc

#### **BEDROOM 9**

King Twin, ground floor letting bedroom, carpet,

radiator heating, ceiling rose and coving, bay window with garden, harbour and sea views, en-suite 3 piece shower room

#### **FIRST FLOOR**

Carpeted hallways with laundry room and linen cupboards

#### **BEDROOM 1**

Double, river, harbour and sea views, carpet, radiator heating, ceiling rose and coving, gothic window, 3 piece en-suite shower room

#### **BEDROOM 2**

Four poster, river, harbour and sea views, radiator heating, carpet, ceiling rose and coving, gothic windows, en-suite 3 piece shower room

#### **BEDROOM 4**

King, dual aspect with feature picture window, lounge area overlooking the river, harbour, Rainish Tower and sea, radiator heating, carpet, en-suite 3 piece shower room

#### **BEDROOM 5**

Single, sea view plus view towards Countisbury Hill, carpet, radiator heating, ceiling coving, en-suite 3 piece shower room

#### **BEDROOM 6**

King, dual aspect, manor ground, sea and river views, carpet, radiator heating, ceiling rose and coving, en-suite 3 piece shower room

#### **BEDROOM 7**

Double, dual aspect, village and river views, carpet, radiator heating, en-suite 3 piece shower room

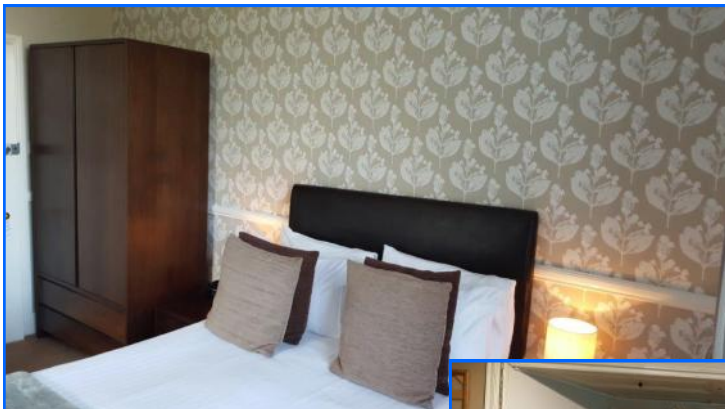
#### **BEDROOM 8**

King twin, river and village views, dado rail, carpet, radiator heating, ceiling rose and coving, en suite 3 piece shower room

#### **THE OUTSIDE**

The property has 8 parking spaces for the 8 letting bedrooms. As well as a good size tea garden which adjoins the manor ground. Within the gardens are clients have created a decked BBQ area, there are also two outside stores, one for freezer storage the other used as a dry store. Rock House is linked by a small foot bridge which spans the River Lyn. The property gives the idea that it is actually on an island although the location is probably best described as being on a promontory fronting the River Lyn, Rainish Tower and Lynmouth Bay and the sea.





#### **IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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#### **PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

#### **VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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