



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



THE WHITE HART CHURCH STREET MODBURY DEVON PL21 0QW

£675,000 (Freehold)

A SUBSTANTIAL WELL PRESENTED FREEHOUSE OCCUPYING IN OUR OPINION THE PREMIER TRADING POSITION IN THIS RENOWNED SOUTH DEVON TOWN.

THE PREMISES HAVE IN RECENT YEARS UNDERGONE A COMPLETE AND SYMPATHETIC REFURBISHMENT PROGRAMME AND OFFER:

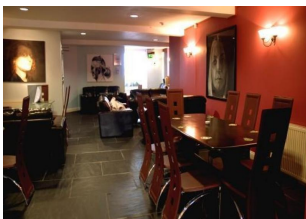
GROUND FLOOR BAR AND RESTAURANT WITH OUTSIDE COVERE TERRACE, FIRST FLOOR FUNCTION ROOM AND COCKTAIL BAR, 5 LETTING BEDROOMS, TOGETHER WITH SEPARATE 1 BED COTTAGE STUDIO

THE PREMISES ARE CURRENTLY CLOSED

Ref No. TSC 1149

The White Hart

Modbury
PL21 0QW



Tel: **01752 20 20 35**
www.taylorcreber.co.uk



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.


Regulated by RICS

Business

The White hart has been trading for about 6 years after it had undergone a complete refurbishment programme having fallen into disrepair under the previous ownership. The business has we believe a loyal following although personal circumstances forced the closure of the business in mid December.

Unfortunately as it is the freeholder now selling we are not party to any trading figures.

The Vendor developed the premises to the present high standard to ensure the community did not lose the White Hart including the traditional Assembly Rooms used for Auctions, conferences christenings, weddings and birthday parties Etc. as well as being a central meeting place for local groups and societies

We are of the opinion that the White Hart offers the experienced hands on licensee/caterer an excellent opportunity being the only free house in the town, and being able to draw on such a wide catchment area.

Staff

No staff are employed

Licences

The premises are currently licensed to open between 10am and 2430hrs Monday to Sunday with alcohol sales both on and off to cease at 2400hrs.

Music, including live bands, dancing etc are licensed indoors only between 1900hrs and 2400hrs Monday to Sunday

Accommodation

Ground Floor Entrance porch way to

Main Bar area Mix of soft easy seating and chairs and tables. Feature fireplace, door through to rear passage to wcs

Traditional bar with solid wood counter and fully fitted backings together with washup and service area to side. Access to rear corridor.

Open plan bar area leads into Restaurant area passing glazed in well feature. Again mix of easy seating and dining tables and chairs offering approx 50+ covers.

At rear of restaurant area is the disabled Wc, commercial kitchen and access to rear courtyard,

Commercial Kitchen A well fitted kitchen with a variety of equipment including 6 burner cooker, chargrill with eye level grill over, double deep fat fryer, combi oven, extraction system, dishwasher etc. and dumb waiter to assembly rooms function room.

Ladies and Gents Wc's Store cupboard Door to Basement Cellar with delivery access from side road.

First Floor

With self contained access from church street as well as access from bar restaurant area.

Cocktail bar impressive bar servery leading into The Assembly Rooms function suite capable of up to 60 persons sit down with over 100 for buffets etc and previously advertised with a capacity of '180 for exclusive use'

Prep room with dumb waiter servery

Ladies and Gents Wc's

Letting Rooms 5 Ensuite double rooms

Office

Landing with store cupboards

Separate access /Fire escape to rear courtyard.

Outside Large double wooden doors open to internal steel gates[possible parking for small car] and cobbled courtyard with direct access to restaurant and kitchen.To the rear of the courtyard there is a wooden gate to private area containing walk in fridge and deepfreeze and open store/bin areas well as The Cottage,currently arranged as dry goods/prep area on the ground floor with spacious studio bedroom with ensuite showeroom on the first floor.

Tenure

EPC Please ask for further details on this

Freehold Or alternatively a Lease may be considered terms by negotiation

PRICE Offers invited on £675,000

Viewing Strictly by prior appointment with the vendor's sole agents Taylor Son & Creber 01752 202035

VAT All prices quoted are exclusive of VAT where chargeable.

Please note internal photos were taken prior to closure