

The White Hart, Leicestershire

20665



SOUTH LEICESTERSHIRE VILLAGE PUB
WITH FOOD, EXISTING TRADE OFFERS
GREAT POTENTIAL FOR GROWTH,
LOUNGE, GAMES & DINING AREAS
PLUS PRIVATE DINING ROOM, OUTSIDE
TRADING, PRIVATE LEASE



The White Hart, Rugby Road, South
Kilworth, Lutterworth, Leicestershire, LE17
6DN

GUIDE PRICE £25,000
LEASEHOLD

LOCATION

Located in the highly regarded village of South Kilworth situated between Market Harborough and Lutterworth.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

NOTTINGHAM | OXFORD | LEEDS

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TOP 50 GASTROPUBS



THE BUSINESS

This highly desirable village freehouse is held on attractive private commercial lease terms with the current rent passing being around £20,000 p.a. Offering well proportioned, well presented inside trading areas balanced nicely with large outside space including and car park. Currently trading weekday evenings and weekends only by choice, the business offers considerable scope for further development.

THE PREMISES & TRADING FACILITIES

There is an L-shaped lounge bar with working fireplace opening onto a games area with pool table and darts throw, this area could be readily repurposed for dining. There is also an attractive separate dining room and outside there is a seating terrace and large customer car park in addition to outbuildings/stores. There is a well equipped commercial catering kitchen facility with ancillary preparation room.

TRADING INFORMATION

Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Situated on the first floor the good size private accommodation comprises a lounge, dining kitchen, 3 bedrooms and a bathroom.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

The premises are held on the residue of a 10 year private commercial lease with approximately 6 years remaining. We are advised that the lease is within the Landlord and Tenant Act 1954. We are advised the annual rent passing is in the order of £20,000 per annum.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

EPC

The energy rating is ??

GUIDE PRICE

Offers are sought in the region of £25,000 for the leasehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.