

# The White Hart Inn

Hamstead Marshall, Newbury, Berkshire, RG20 0HW

Colliers

## For Sale May Let

- Country Inn located in a lovely rural setting
- 9 letting bedrooms
- 3 bedroom owners' flat
- Attractive garden
- May be available for other community use (STP)

### Offers Invited

Viewing is strictly by appointment through Colliers

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# The White Hart Inn

## Introduction

The White Hart is set in stunning rural surroundings within rolling Berkshire countryside. Despite the tranquillity of its location the property is just 4 miles from Newbury and has historically traded as a destination dining inn with good quality letting rooms. The business is currently closed.



## The Property

The White Hart Inn stands detached, largely of brick construction, under a clay tiled roof, the main building being rendered and painted externally. Accommodation is laid out on ground and first floors, with basement cellars. Several converted outbuildings comprise the letting rooms.

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## Bar & Restaurant

The main trading area is located at ground floor in the main building and comprises tastefully appointed seating areas to cater for up to 70 covers depending on the arrangement. There is a traditional bar servery as well as customer toilets.

## Service Areas

Commercial catering kitchen with cooking, prep and wash up areas. Storage room with walk in fridge/freezer. Dry Store and office area.

## Owners' Accommodation

Located at first floor of the main building, with separate access, a 3 bedroom private flat with family bathroom, office and kitchen/diner.

## Letting Accommodation

Located in former out buildings and developed to a high standard the property has a total of 9 en suite letting bedrooms comprising;

- 5 doubles
- 2 family rooms (double and one single bed)
- 2 single rooms



## Outside

Car parking to the front and rear for approximately 40 cars. Trade Garden.

## License

We are informed a Premises License is held.

## Services

Mains: Electricity, water & drainage

LPG tank gas for cooking and central heating/hot water in letting rooms. Oil fired boiler for central heating and hot water in the main building.

## Business

Historic accounting information will be made available to seriously interested parties, upon request, with the vendors' consent.

The rateable value for the property is: £39,400 (1st April 2017 to present).

The business website is:  
<https://www.saviourwhitehart.co.uk/>

The business closed on 30th October 2022.

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## Price

Offers are invited for the Freehold or Leasehold to include fixtures and fittings (subject to inventory) and goodwill. Consumable stock at independent valuation in addition.

## Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.



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## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## Directions

From Newbury head west along the A4, after approximately 2 miles turn left, signposted Marsh Benham and Hempstead Marshall. Proceed along this road and turn left at first T junction; at offset crossroads turn right and the White Hart will be found a short distance along the right-hand side.

## Distances (approximate);

Newbury 4 miles, Hungerford 6, M4 (junction 13) 6, Reading 16, Swindon 24 & London 70.

## For further information, please contact:



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