



REF: 592

White Hart Hotel

Church Street, Modbury, Ivybridge,
Devon PL21 0QW

£5,000



£5,000 is the rent deposit payable to the landlord. In addition, funds will be required for stock, working capital and advance rent. Fixtures and fittings value to be confirmed but can be purchased over a period of time.



FEATURES

- Charming Devonshire public house featuring contemporary interior
- Free of Tie option available
- With close proximity to Dartmoor and local beaches
- Well presented trading areas for 86
- Function room with integral bar for 80
- Five quality en-suite letting rooms
- Fully equipped commercial kitchen
- Outside courtyard area
- One-bedroom private accommodation in separate cottage
- Ample public parking near by

LOCATION

The White Hart Hotel is situated in a prominent roadside position in the historic market town of Modbury in Devon on the A379 road, which links it to Plymouth and Kingsbridge.

Modbury is surrounded by the stunning South Hams countryside, making it a haven for outdoor enthusiasts.

From scenic walks along the nearby coastlines to explorations of Dartmoor's rugged landscapes. Resting between the coast and the moors, Modbury offers a gateway to both the beauty of the countryside and the charm of the sea.



THE BUSINESS PREMISES

Entrance

Is via a slate floored vestibule with half glazed doors into a large open-plan trading area with slate floors, half panelled wood and painted rendered walls.

Trading Area 1

Consists of a casual dining / drinking area with seating for 20. The main feature is a large stone and brick fireplace with working wood burner.

Trading Area 2

Is a formal dining area with 46 covers decorated in a contemporary style. The main feature is a glass topped well.



Bar Servery

Is a horseshoe shaped servery, painted wooden panelled fronted hard wood top, double bottle cooler, single drainer sink, glass washer and ice machine with wooden back bar.

Commercial Kitchen

Consists of Altro non-slip flooring and tiled walls, 6-burner cooker, deep fat fryer, rational, dishwasher, numerous fridges and freezers.

A walk-in fridge is located outside.

Leading off the main trading areas are:

Ladies WC

With three low level flush WCs.

Gents WC

With three urinals and one low level flush WC.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

First Floor Function Room

A large room which can be accessed from inside the pub or via an external entrance and consists of wooden flooring, half panelled walls, hard wood bar servery and can cater for up to 100.

Also situated in this area are:

Ladies WC

Gents WC

LETTING ACCOMMODATION

This is accessed via the same entrance as the function room and have all been recently refurbished to a high standard throughout consisting of:

Letting Bedroom 1

A double bedroom with en-suite shower room.

Letting Bedroom 2

A double bedroom with en-suite bathroom with shower over.

Letting Bedroom 3

A double bedroom with en-suite shower room.

Letting Bedroom 4

A twin bedroom with en-suite shower room.

Letting Bedroom 5

A double bedroom with en-suite bathroom.

Office

PRIVATE ACCOMMODATION

Is located in a separate cottage and consists of:

One Double Bedroom

Bathroom

Lounge / Kitchen / Diner

OUTSIDE

Courtyard

To the rear of the pub there is a covered courtyard in a rustic style with seating for 30.

Car Park

There is private parking for one car.

Public parking is a car park directly behind the pub, which is free after 6 pm and caters for the letting rooms and later diners.



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THE BUILDING

Situate at the end of a terrace and is painted render under a slate roof.

THE BUSINESS

Is open and currently trading.

We are advised that turnover is between £550,000 and £600,000 per annum.

We do not hold any accounting information nor can we warrant any trading figures.

TENURE

The White Hart Hotel is available on the basis of a 5-year (TAW Initially) agreement with Red Oak Taverns.

There will be a tie to Red Oak Taverns for beer, lager and cider.

Annual rent is quoted at £35,000.

Rateable Value

Current rateable value (1 April 2023 to present)
£18,400.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/3653-2462-9163-1938-6080>

VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Jeff Dunn 07824 663371 (Out of Hours)
Please Email: jeff@sprosen.com



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