

TO LET OR FOR SALE PUBLIC HOUSE (OFFERS INVITED)

THE WHITE HART

Clevedon Road, Weston-in-Gordano, Bristol BS20 8PU



Key Highlights

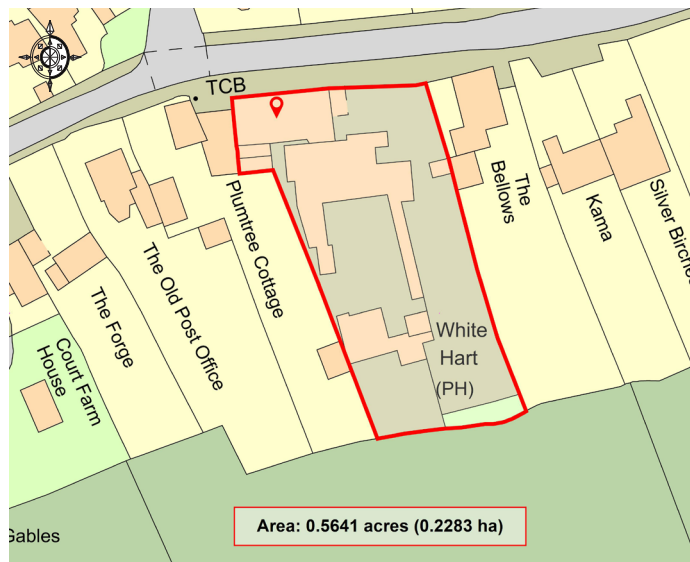
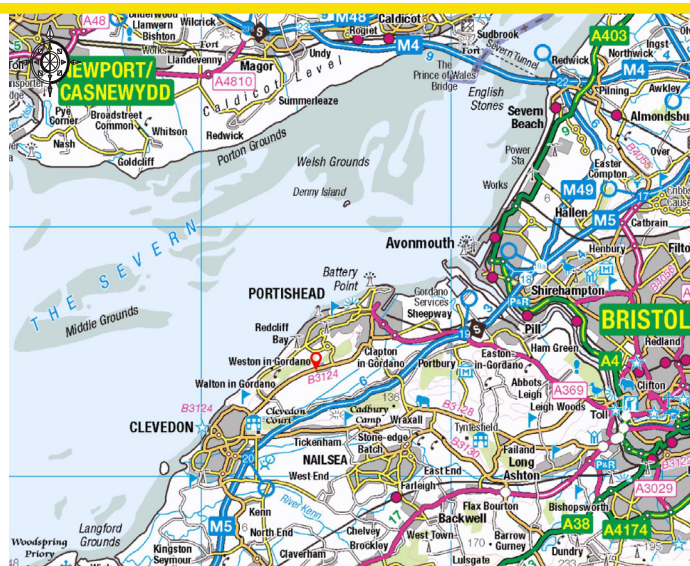
- Former destination public house and events venue
- Located in village west of Bristol benefitting from good road connections
- Ground floor bar and first floor private dining rooms with overall GIA approx. 340 M² (3,660 Ft²)
- Extensive external areas purpose built for hospitality
- Outbuildings include s/c function room, bars, kitchen, performance space and retail
- Sale of alcohol permitted until 0.130 Sunday - Monday & 02.30 Friday - Saturday
- New lease available (freehold offers may be considered)

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Location

The White Hart is located in the suburban village of Weston-in-Gordano approximately 12 miles west of Bristol and between the coastal towns of Clevedon and Portishead, which are 3.0 miles to the south-west and north-west respectively. Junction 19 of the M5 is located 4 miles to the east. The immediate area comprises mainly residential properties. The area is administered by North Somerset District Council.

Description

The property comprises a semi-detached two-storey public house of brick construction under a pitched tile roof with a single storey flat roof extension to the side. Several outbuildings are located to the rear.

The property sites within a plot of approximately 0.56 acre (0.23 hectare).

Internal Description

The property is now closed to trade. The ground floor comprises three distinct trading areas with a bar servery. Ancillary space includes customer WCs, storage and trade kitchen, which provides covered access to an outbuilding with cold-room and further storage.

The first floor residential accommodation has been converted to provide two private dining rooms and storage, with dual access to ground floor.

Accommodation

The remaining first floor areas are configured for staff accommodation and comprise bedroom, kitchen and bathroom.

External Areas

Located to the rear of the property are a number outbuildings set around a good sized beer garden which has been laid with artificial grass. Immediately to the rear of the property is a single storey building under a pitched tile roof. This has been converted to accommodate a bar-servery, bakery, storage and cold room. A substantial timber frame structure covers a decked customer area, around which is an additional bar-servery and take-away/retail space. To the far end of the garden is a purpose built function room with its own bar. Various other multi-function are available.

A car park is located to the side with space for 23 vehicles.

Tenure

Leasehold Rental offers are invited for the benefit of a new free of tie lease with terms to be agreed.

Freehold Substantial offers may be considered.

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VAT & Stamp Duty

VAT and SDLT may be applicable at the going rate.

Rating

The Victoria is entered in the 2017 Rating List with a Rateable Value of £9,500. The standard multiplier for 2021/21 is £0.49. Please visit gov.uk for up-to-date rating information.

Planning & Conservation

We understand the property is Grade II listed and located in the Weston-in-Gordano Conservation Area. The property benefits from Sui Generis Use as a public house under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which amend the Town and Country Planning (Use Classes) Order 1987.

Fixtures & Fittings

The majority of loose fixtures and fittings have been removed.

Premises Licence

The property benefits from a licence permitting the sale of alcohol at the following times:

- Sunday to Thursday 10.00 - 01.30
- Friday to Saturday 10.00 - 02.30

Energy Performance Certificate

The property has an EPC Rating of E-101.

Viewing Arrangements

The property is currently closed. Viewings can be arranged strictly by appointment with Savills. All viewings will be organised and conducted in line with UK Government and RICS guidance.

Contact

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