

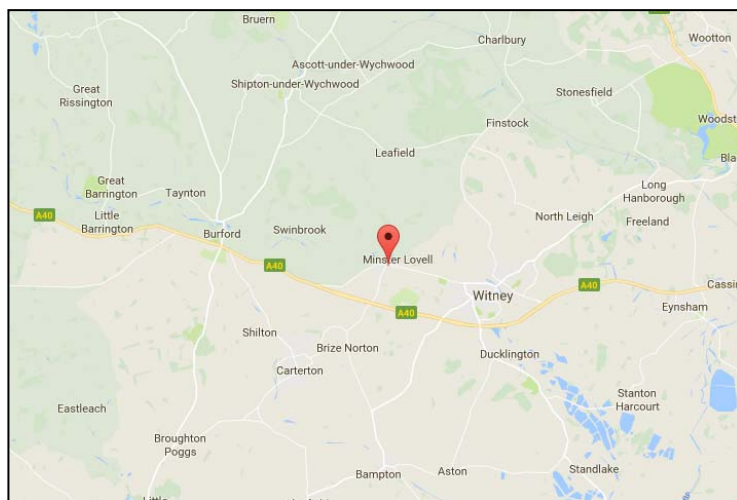


The White Hart, Burford Road, Minster Lovell, Nr Witney, Oxfordshire, OX29 0RA

Summary

- Substantial Detached 3 Storey Character Property
- Prominently Situated on Burford Road (B4047)
- Public Bar Seating Circa 40, Separate Dining Room Seating Circa 30
- Large Beer Garden and Ample Customer Parking
- Private Owners Accommodation
- Located 3 Miles East of Witney

Price: Leasehold Offers Invited



Viewing is strictly by prior appointment with sole agent
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Location

The White Hart is prominently located along Burford Road (B4047) in Minster Lovell village, approximately 3 miles east of Witney town centre.

Minster Lovell is a charming and attractive village on the River Windrush on the fringe of the Cotswolds. The picturesque ruins of Minster Lovell Hall, a 15th century Manor House owned by the National Trust, lie in a beautiful rural setting beside the river and include a fine hall, tower and nearby Dovecote.

The Property

The White Hart is a character 3-storey detached property set within its own plot measuring approximately 0.62 acres.

Internally, the ground floor trade area comprises of an open plan public bar to the front seating circa 40. To the rear is a separate dining room seating a further 30. Ancillary areas include, customer WC's, a basement beer cellar and a well-equipped catering kitchen.

The owners accommodation is situated on the first and second floors.

Externally, to one side is ample customer parking with an attractive lawned beer garden to the rear.

An internal inspection is highly recommended to appreciate the pub fully.



Business

The White Hart operates as a family friendly country pub and restaurant offering a wide selection of beers, ales and wines. There is also an extensive menu catering for all customers.

A new owner will immediately benefit from the pub's good reputation and steady stream of clientele. For further information please log onto the business website www.thewhitehartminster.co.uk

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £17,000 with effect from 1st April 2017.

Trading Information

Detailed trading information will be made available to seriously interested parties following a formal inspection of the property.

Tenure

Leasehold: Offers Invited

The property is held on the remainder of a Wellington Pub Co free of tie lease. The current annual rent is £45,000.

Planning

The property has A4 planning consent.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.

