

Sturminster Newton - White Hart Hotel, Market Cross DT10 1AN
Freehold Public House with Letting Accommodation Investment



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PROPERTY CONSULTANTS



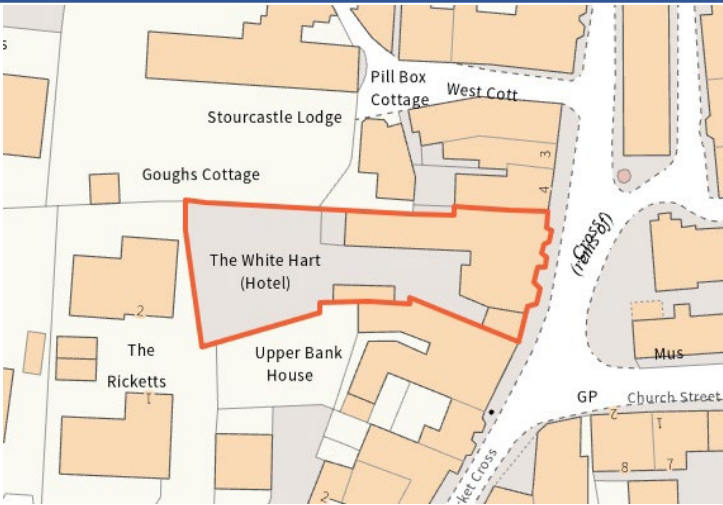
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Investment Consideration:

- Purchase Price: £380,000
- Gross Initial Yield: 7.18%
- Rental Income: £27,300 p.a.
- VAT is applicable to this property
- Comprises ground floor public house with first and second floor 6-bed letting accommodation
- Prominent position in the centre of the market town of Sturminster Newton
- Occupiers nearby include Lloyds Bank, Swan Inn, amongst other local traders



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The White Hart (Ground, First & Second Floor)	Ground Floor: Open plan bar & restaurant, store, kitchen First Floor: Function room, 6 bedrooms, bathroom, Second Floor: 2 ancillary rooms	WH Hotel Ltd (with personal guarantee)	6 Years and 11 Months from 6 September 2019	£27,300	Note 1: FRI Note 2: Rent review from 2024 outstanding Note 3: Tenant break option in 2022 NOT exercised Note 4: Deposit held £4,550
Total				£27,300	

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Property Description:

Substantial L-shaped building comprising a ground floor public house with main bar and dining areas, beer cellar and range of stores to the rear. The ground floor also includes ladies' and gents' cloakrooms with WCs. The first floor consists of club room/skittle alley with bar, cloakroom with WC, bathroom with no WC and six bedrooms. The second floor has two rooms.

Ground Floor: Open plan bar & restaurant, store, kitchen

First Floor: Function room, 6 bedrooms, bathroom,

Second Floor: 2 ancillary rooms

Total GIA: 455 sq m (4,898 sq ft)

Tenancy:

The property is at present let to WH Hotel Ltd (with personal guarantee) for a term of 6 Years and 11 Months from 6th September 2019 at a current rent of £27,300 p.a. and the lease contains full repairing and insuring covenants. Rent review from 2024 outstanding. Tenant break option in 2022 NOT exercised. Deposit held £4,550.



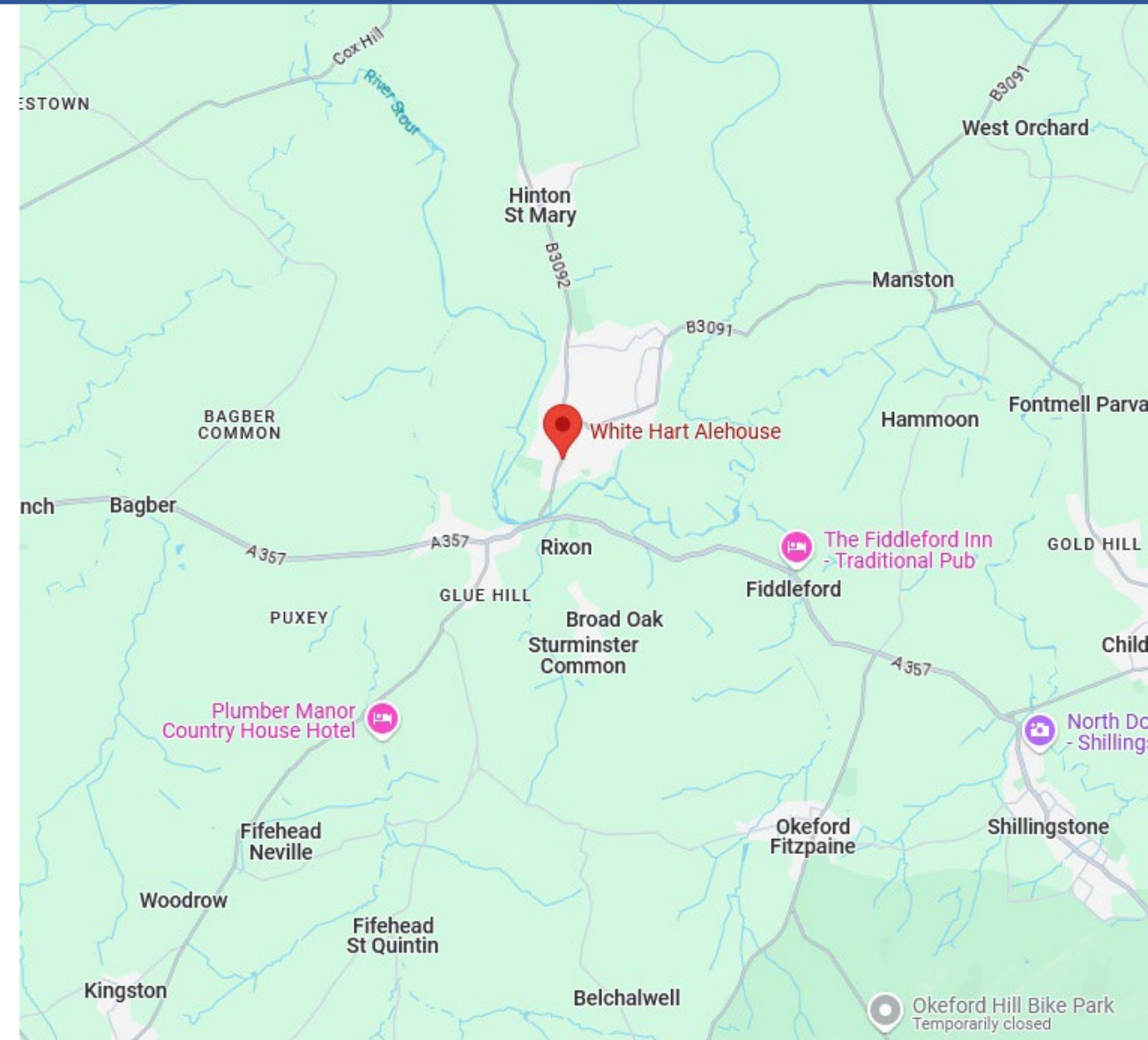
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Location:

Sturminster Newton is a town in the Blackmore Vale area of Dorset, England. It is situated on a low limestone ridge in a meander of the River Stour. The property occupies a dominant position in the centre of the market town of Sturminster Newton, in the beautiful Blackmore Vale.



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Contacts:

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