

Wilmington - The White Hart, Trafalgar Way EX14 9JQ
Free-of-Tie Pub Inn with Letting Rooms to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Wilmington - The White Hart, Trafalgar Way EX14 9JQ

Free-of-Tie Pub Inn with Letting Rooms to Rent



Property Features:

- Comprises public house with owner`s accommodation and letting rooms
- VAT is applicable to this property
- Total area size 335 sq m (3,600 sq ft)
- Flexible terms to fit your needs
- Available on a new lease with terms to be agreed by negotiation
- Situated on A35 which is a busy tourist route between Devon and Dorset.



Property Description:

The White Hart is a substantial character detached village inn, which occupies a prominent roadside trading position. The inn has been refurbished and rebuilt sympathetically and to an exceptionally high standard throughout. It benefits from 3 extremely high quality, self-contained, ensuite letting bedrooms, two of which have private hot tubs. The main building is two storey with a new slate roof and briefly comprises: - Four attractive interconnecting Bar and Dining Areas (66+), well equipped Commercial Catering Kitchen with Ancillary Facilities, Skittle Alley, impressive and spacious 2/3 Double Bedroom Owner's Accommodation with Sitting Room, modern Kitchen/Breakfast Room, Office and Family Bathroom. The grounds incorporate an attractive rear Beer Garden (40+), a decked Trade Terrace to the front and side of the property (20+), Customer Car Parking for 20+ vehicles, Owner's Private Parking Area and various useful Outbuildings and Storerooms. The White Hart is a highly regarded and extremely well-presented destination village inn and a viewing is strongly recommended to fully appreciate the quality and standards inherent throughout this impressive business and property and the undoubted potential it offers new owners.

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Terms:

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Rent: £663.46 + VAT per week (PCM: £2,875 + VAT)

Deposit: £8,625 (3 Months)

**VAT is applicable to 90% of rent.*

Rateable Value:

Rateable Value - £17,500 p.a.

Rates Payable ~ £9,650 p.a.

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



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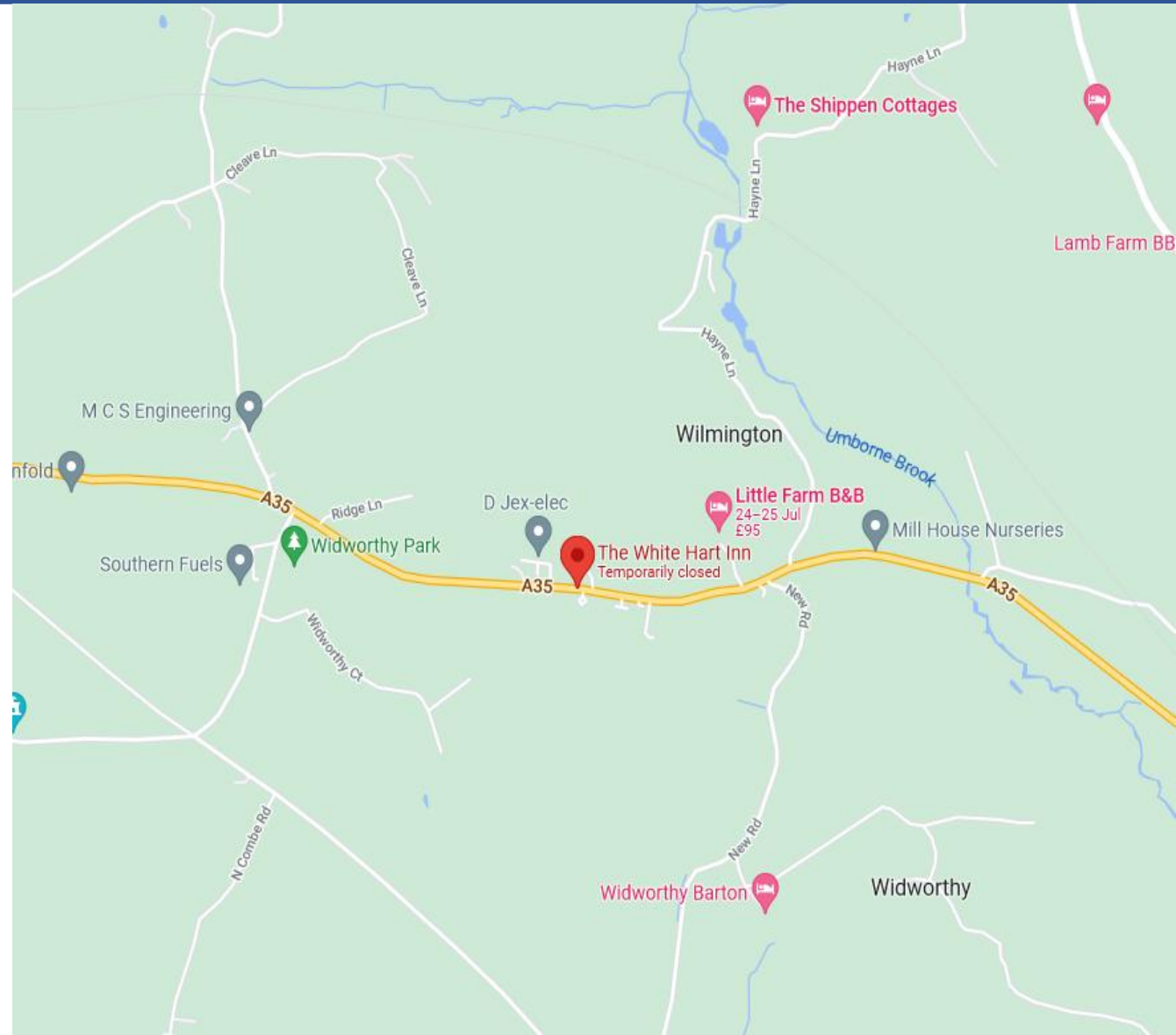
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Location:

The White Hart occupies an extremely prominent and visible, landmark tradition position, adjacent to the A35 main road, in the heart of the village of Wilmington in the East Devon countryside. Wilmington is located midway between the thriving market towns of Honiton and Axminster (each approximately 5 miles). The A35 is a busy tourist route between Devon and Dorset and the nearby coastline, known as the Jurassic Coast, which has been designated as an Area of Outstanding Natural Beauty and has been awarded World Heritage Status by UNSECO. The popular and attractive coastal towns and villages of Sidmouth, Beer, Branscombe, Lyme Regis and Charmouth are all within 10 miles. The Cathedral City of Exeter is some 22 miles to the west with an excellent shopping centre, sport and leisure facilities, international airport and access to the M5 motorway.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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