



The White Hart

Rye Road, Newenden, Kent, TN18 5PN

Freehold £945,000

- Country village location close to attractions
- Substantial Grade II listed public house
- Four trade areas (90-110)
- Five en suite letting bedrooms
- Large trade gardens (100-150) and car park
- Well-established business with strong profit margins

Ref: 30171

01892 725900
southeast@sidneyphillips.co.uk

**Sidney
Phillips**
A.W. Gore & Co.
LICENSED PROPERTY VALUERS
Established 1890



LOCATION

The White Hart is situated in the affluent and desirable Kent village of Newenden. The village lies approximately 6 miles south-west of Tenterden on the A28, neighbouring the River Rother which forms the boundary with East Sussex. This stunning area of Kent is a highly desirable residence and houses a number of nearby attractions including Bodiam Castle, Hole Park Garden, Bedgebury National Pinetum, Pashley Manor Gardens, Scotney Castle, the citadel town of Rye and the Kent & East Sussex Steam Railway running between Bodiam, Northiam and Tenterden. Also situated a stone's throw from The White Hart is the Bodiam Boating Centre which attracts large numbers of visitors during the summer months seeking to enjoy paddleboarding, canoeing and glamping.

The village lies a short drive from the A21 which provides fast road communications between the M25 at Sevenoaks and the South Coast.

The White Hart is a sizeable and attractive Grade II listed public house understood to date from the late 16th century. This two-storey property is of brick construction with weatherboard elevations under a pitched tile roof. The property has been well invested in and tastefully modernised to a high standard throughout.

TRADE AREAS

- BAR: With stripped wood flooring, inglenook fireplace, exposed timbers and decorative hops. Seating for 24.
- MIDDLE RESTAURANT: With seating for 24. With meat dry ageing dehumidifier.
- TOP RESTAURANT: With vaulted ceiling, log burner and seating for 34.
- BREAKFAST ROOM: With seating for 14.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- ACCESSIBLE TOILETS.
- TRADE KITCHEN: Extensively equipped with a range of commercial units including pass-through dishwasher, hotplate, hot cupboard, chargrill, double deep fat fryer, convection oven, six burner range cooker, undercounter fridges and potato rumbler.
- DRY STORE and FRIDGE/FREEZER STORE.
- OUTDOOR KITCHEN: Servicing the trade garden.
- BASEMENT CELLAR.

OWNERS ACCOMMODATION

Located at second floor level comprising:

- DOUBLE BEDROOM.
- KITCHEN.
- LIVING ROOM.
- SHOWER and WC.

LETTING ACCOMMODATION

Located at first floor level comprising:

- DOUBLE BEDROOM with EN SUITE SHOWER.
- DOUBLE BEDROOM with EN SUITE SHOWER and BATH.
- DOULBE BEDROOM with EN SUITE BATHROOM.
- FAMILY BEDROOM with EN SUITE BATHROOM.
- TWIN BEDROOM with EN SUITE SHOWER.
- UTILITY ROOM.

EXTERNAL

- CAR PARK: Graveled, with ANPR camera and space for 25 vehicles.
- REAR TRADE GARDEN: With potential to seat 100 - 150. Incorporates an outside bar, heated booths, jumbrellas and views of the surrounding countryside.
- TRADE YARD: With shed storage.

THE BUSINESS

The White Hart has for many years operated as a well-known destination food-let venue which draws in trade from those visiting the area for holidays and daytrips as well as those residing in the affluent surrounding towns and villages. The business does also benefit from a loyal, local drinking trade. The business is extremely popular during the summer months with customers utilising the outdoor bar and kitchen.

Trade profit and loss accounts for the year ending April 2024 show a net turnover of £415,534, generating a healthy gross profit of 36.9% and an adjusted net profit of £70,000. Further accounting details can be made available following a formal viewing.

The White Hart would suit a hands-on operator couple who could continue to drive this popular business forward and increase its online social media presence. Although the business is well established, there is plenty of room for growth.



TENURE & PRICE

FREEHOLD £945,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCES AND SERVICES

A full Premises Licence is held.

Mains water and electricity are connected. Kitchen fuel via LPG. Oil and electric central heating. Drainage via Klargester.

Rateable Value: £12,900

Local Authority: Ashford Borough Council



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635