



White Hart

Netherfield, Battle, East Sussex TN33 9QH

- Stunning countryside position close to Battle, East Sussex
- Recently refurbished detached public house
- Three bar & dining areas (69)
- Well-appointed 2 bedroom accommodation
- Terrace & garden (78) with unrivalled views
- Strong food-led trade with scope to further increase

Freehold | £665,000



LOCATION

The White Hart is located in the picturesque village of Netherfield in the Rother District of East Sussex. The village is situated in an elevated position above the historic town of Battle, famous as the site of the Battle of Hastings. Other local attractions include Bateman's (Rudyard Kipling's Jacobean House), Herstmonceux Castle and Hastings old town and sea front.

Netherfield lies a short drive from the A21 trunk road which connects the south coast at Hastings to the M25 via Royal Tunbridge Wells and Sevenoaks. Mainline railway services are available from Battle on the Hastings line providing Southeastern services to a number of surrounding towns including Tunbridge Wells, Robertsbridge and Crowhurst.

The White Hart occupies a prominent hilltop public house of brick construction under a pitched tiled roof with weatherboard elevations. The property has recently undergone an extensive refurbishment and as a result is presented to a superb standard throughout.

PROPERTY

GROUND FLOOR : Entrance from the front of the property via lobby with male and female WC's offset.

To the left of the lobby there is access to the front bar which is presented with laminate flooring, brick fireplace and wood bar servery. The bar is currently laid to provide seating for 16 with room for a further 2 sat at the bar.

Leading to the middle of the property is a second bar area which has its own servery with drinks fridge, double drinks fridge and glass washer. This area provides seating for 8 with room for a further 6 sat at the bar. This area also houses a garden room, with comfortable sofa seating for a further 8 patrons with bi-fold doors to the rear trade terrace.

Offset there is a restaurant area with hessian carpet and views over the surrounding countryside. The restaurant also houses a feature log burner and provides seating for 29.

Centrally located within the property there is a bottle store and waiter area which in turn leads to the fully fitted trade kitchen. The trade kitchen is equipped with new altro flooring, extractor, salamander, six burner range cooker, griddle, 2 deep fat fryers, double deep fat fryer, hot pass, Merrychef combination oven, 3 commercial microwaves, electric oven, salad bar and a range of under counter fridges.

The kitchen in turn leads to a separate 'wash up' area which has a commercial dish washer and ice machine.

Ancillary areas include a pantry which houses 2 chest freezers, 2 upright fridges, an upright freezer and a 'walk in' chiller. Offset is a cleaning store.

The property is serviced by a basement cellar.

FIRST FLOOR: Separate entrance from rear of property. Private owners accommodation comprising of 2 double bedrooms, kitchen, shower and WC, living room with views and roof terrace. The property is presented to a very high standard.

EXTERNAL: To the side of the property there is a gravelled car park with space for up to 45 vehicles.

To the rear of the property is the property's unique selling point, a superbly presented and landscaped trade terrace area with stunning views over the surrounding countryside, as well as Beachy Head and the English Channel beyond. The trade terrace provides seating for 30 and encompasses a pergola with built in pizza oven as well as a fire pit. Offset there is a lawned trade area which houses 8 picnic benches. These areas are extremely popular especially during the summer months.

THE BUSINESS

Our clients have owned and operated the business since March 2015 and have taken a dilapidated and poorly trading public house, and invested widely in the infrastructure and presentation to create the popular destination food-led pub that we see today. The business draws in customers from far and wide who seek to enjoy the pleasant setting.

Management accounts for the year ending 2018 show a net turnover of £246,077, generating an adjusted net profit of £49,688. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that a new 'hands on' owner/operator could take this business to the next level and potentially double the turnover figure with ease. The business currently does not open on a Monday or Sunday afternoons and offers potential for a new operator to extend the opening hours.

We are also of the opinion that a new owner could extend the restaurant to provide further dining covers (STPP).



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TENURE & PRICE

FREEHOLD £665,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business, with all communications directed through Sidney Phillips.

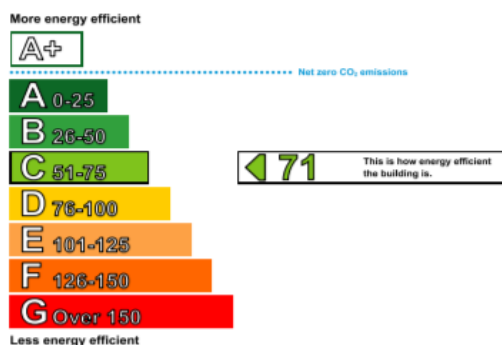
Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.
Rateable value £23,750.



Technical Information	
Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	336
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	103.22
Primary energy use (kWh/m ² per year):	Not available

Benchmarks	
Buildings similar to this one could have ratings as follows:	
30	If newly built
81	If typical of the existing stock

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EPC Reference: 934-3091-0722-0100-4595

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.

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