



Business & Commercial Property Agents & Valuers



## WHITE HART INN

CLEVEDON ROAD, WESTON-IN-GORDANO,  
BRISTOL BS20 8PU

Ref 400

£NIL PREMIUM

- NORTH SOMERSET FREE OF TIE FAMOUS PUB AND RESTAURANT
- IN UP MARKET VILLAGE JUST OF M5 MOTORWAY
- TWO BAR / RESTAURANTS PLUS SNUG
- TOGETHER WITH TWO LARGE SEPARATE "OUTSIDE" BARS
- HUGE, PARTLY COVERED DECKING AND TRADE GARDEN WHICH SEATS 200
- REFURBISHED INTERNAL WC PLUS SEPARATE OUTSIDE WCS AND LARGE CAR PARK
- THREE-BEDROOM FIRST FLOOR HOME
- IN GOOD DECORATIVE ORDER - NEEDS TO BE RE EQUIPPED

£Nil premium is sought for a brand new Free of Tie Lease.

A rent deposit amounting to three months headline rent will be required.

Rent is payable quarterly in advance.

For further information please call:  
Bruce Sprosen on **07467 947296**

**OFFICES IN LONDON & SOMERSET  
CONSULTANCY**

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## LOCATION

Western-In-Gordano is an upmarket village in Somerset, situated in the middle of the Gordano Valley on the main road between the large and popular towns of Clevedon and Portishead.

The White Hart Inn stands in the middle of the village fronting the B3124 which has easy access from both Junctions 19 and 20 of the M5 Motorway.

There is a large hinterland of an affluent customer base.

## THE BUSINESS PREMISES

Was the subject of a major refurbishment programme around four years ago.

New operators will be required to provide new trade furnishings including equipment within the catering kitchen.

The trading spaces are well presented and (apart from furnishings) ready to trade.

Enter through the...

### Large Entrance Vestibule

Into the...

### Front Bar

With half panelled walls and strip wooden floor, quality light fittings and metal topped bar servery.

This space can seat around thirty.



### Second Bar / Restaurant

Has the return of the metal topped bar servery, half panelled walls, stripped wooden floor and open fireplace.



### Snug Bar

Also has stripped wooden floor and seats around ten.

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Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.



## OUTSIDE

### Outside Bar One

Is at the front of the building and can also be used as a retail store/patisserie.

Here you will find a small bar servery and space to seat around ten.



Refurbished Ladies and Gents WC's

Disabled WC

Large Catering Kitchen

With recently fitted extraction system, non-slip floor and stainless-steel clad walls. There is also a four-gas interlock system.



### Outside Bar Two

Found towards the rear of the plot. A newly constructed space with bar servery and space to seat around twenty.



Kitchen Prep Room

With non-slip floor and plastic clad walls.

Large Beer Cellar

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Partly Covered Decking Area

Seats circa fifty.



To the side for around forty.

#### **OWNERS / MANAGERS ACCOMMODATION**

On the first floor with a lounge, three bedrooms, office and shower room.

#### **THE BUSINESS**

Has been closed since March 2020.

We understand this business had traded in the past at extremely high levels. Although, we have no trading figures we are able to warrant. Some limited and warranted information can be provided upon request.

#### **Trade Garden Space**

Is now covered with an artificial grass surface, well lit and an ideal space to put a marquee.

Also toward the rear of the plot are separate customer WCs.



#### **TENURE**

The White Hart Inn is available on the basis of a Brand-new Commercial Lease between ten and twenty years. The Lease is of a Fully Repairing and Insuring nature.

Headline annual rent is £65,000.

Initial rent proposal will be considered to allow for a reasonable build-up in trade.

#### **VIEWING AND FURTHER INFORMATION**

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time. `Bruce has visited the business and will be pleased to discuss with you any further details you require.

#### **Car Park**

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