



White Horse Inn

6 Church Street, Seagrave, Loughborough, Leicestershire LE12 7LT

Tenure
Freehold

Price
£450,000

- Delightful Leicestershire Village Pub
- Extremely Well Presented Throughout
- Adjacent Function Room & Studio
- Beer Garden & Car Park
- 3 Bed Private Quarters



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Location

The delightful and desirable village of Seagrave lies in North Leicestershire and is within something of a triangle between Leicester (10 miles South); Melton Mowbray (a similar distance East) & Loughborough (circa 6 miles to the West).

With easy access from the nearby A46 trunk road, it is therefore perfect commuter belt territory.

The White Horse Inn is immediately adjacent to the beautiful village Church. There is also a Primary School and, just on the fringe of the village, is Leicester City FC's state-of-the-art training ground.

Description

A detached, roadside property of traditional two-storey brick built construction lying beneath a pitched slate roof.

The frontage is white-wash rendered, whilst to the rear there is an excellent modern single-storey extension.

Furthermore, an expertly converted barn provides a very useful function room and studio.

There is also an attractive grassed and patio beer garden and car parking for around 15 vehicles.



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Trade

Our clients have owned the property since 2008 and have carried out a number of notable improvements to bring it to the standard we see it today.

It has however been run on a 'lifestyle' basis to suit the owners and has only traded five evenings and one lunchtime per week.

As such, it has consistently traded at around £3,000 per week (net of VAT) but our clients believe there is significant scope for improvement.

Further information will be provided to bona fide applicants after they have formally viewed the property.

Accommodation

Internally, there are two distinct and welcoming trade areas.

To the front is the traditional Public Bar with timber servery; engineered wooden floor; half-panelled walls and a gas fire.

Beyond this is the Dining Area which has a very bright and airy feel with a high ceiling and exposed roof timbers and almost full-width windows overlooking the patio/garden. This area can seat around 40.

Serving this is a good sized and very well-fitted trade kitchen. Customer toilets, including Disabled facilities, lie off the trading areas.



Living Accommodation:

The private quarters are at first floor level and comprise three bedrooms; living room; domestic kitchen and bathroom/WC.

Basement:

Chilled beer cellar with access from the Bar

Function Room/Studio:

To the other side of the car park is an expertly done barn conversion which includes a studio/treatment room (currently let out on a three-month rolling agreement) and a storeroom on the ground floor, as well as a lobby with access, including stairlift, to a first floor function room with its own bar servery.

Tenure

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Floor Areas / Site Areas

Total Floor approx. 272 sq m GIA (Sq ft)

Site Area approx. 0.24 Acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

The White Horse Inn is not listed but lies in Seagrave Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol

Monday to Saturday 10.00 am to 11.00 pm

Sunday 12.00 noon to 10.30 pm

Performance of dance, live music and recorded music.

Monday to Saturday 09.00 am to 11.00 pm

Sunday 09.00 am to 10.30 pm

Business Rates & Council Tax

The property is in an area administered by Charnwood Council. The 2023 Rateable Value has been assessed at £4,000. 100% small business rates relief might apply to this property. The domestic accommodation is within Band A for council tax purposes.



Overage Clause

Should a purchaser, or future owner, obtain planning permission for a change of use for the whole, or part, of the site, the vendor will be entitled to 50% of any resulting uplift in value.

This covenant will be effective for 10 years.

EPC

The property has an EPC rating of C

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

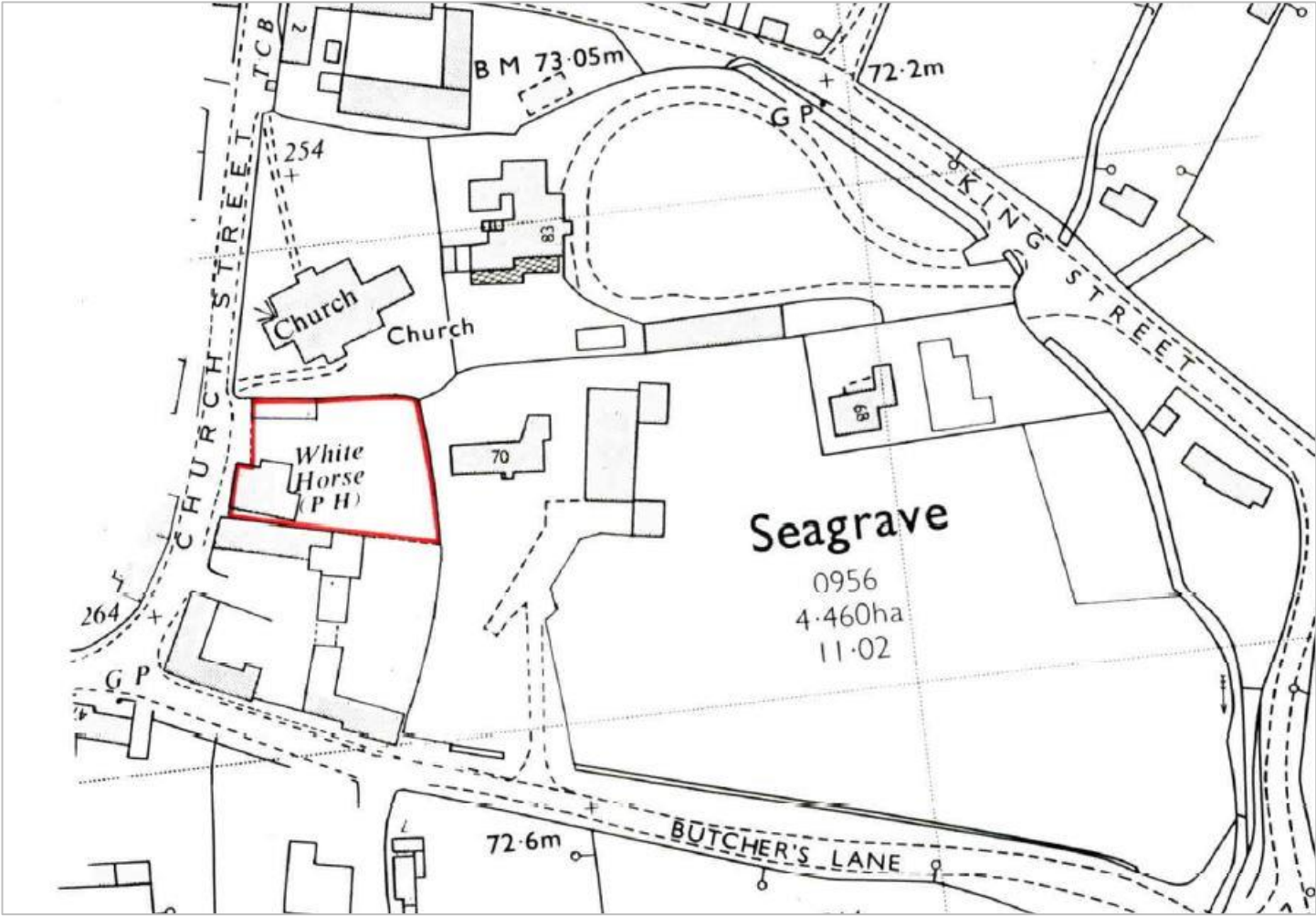
Viewing

Strictly by appointment only through Fleurets Midlands Office.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





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For further information please log onto **fleurets.com** or contact:

Andy Tudor

Divisional Director

☎ 0121 236 5252

📱 07880 702166

✉ Midlands@fleurets.com



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Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com