



The White Hart Inn

2 High Street, North Scarle, Lincolnshire, LN6 9EP

Tenure: Freehold

Price: £450,000

Ref: 96082

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Affluent Lincolnshire village location
- Detached public house and restaurant
- Three en suite first floor bedrooms
- Fully-fitted commercial kitchen
- Large car park and secure trade garden
- Enclosed potential building plot (STPP)

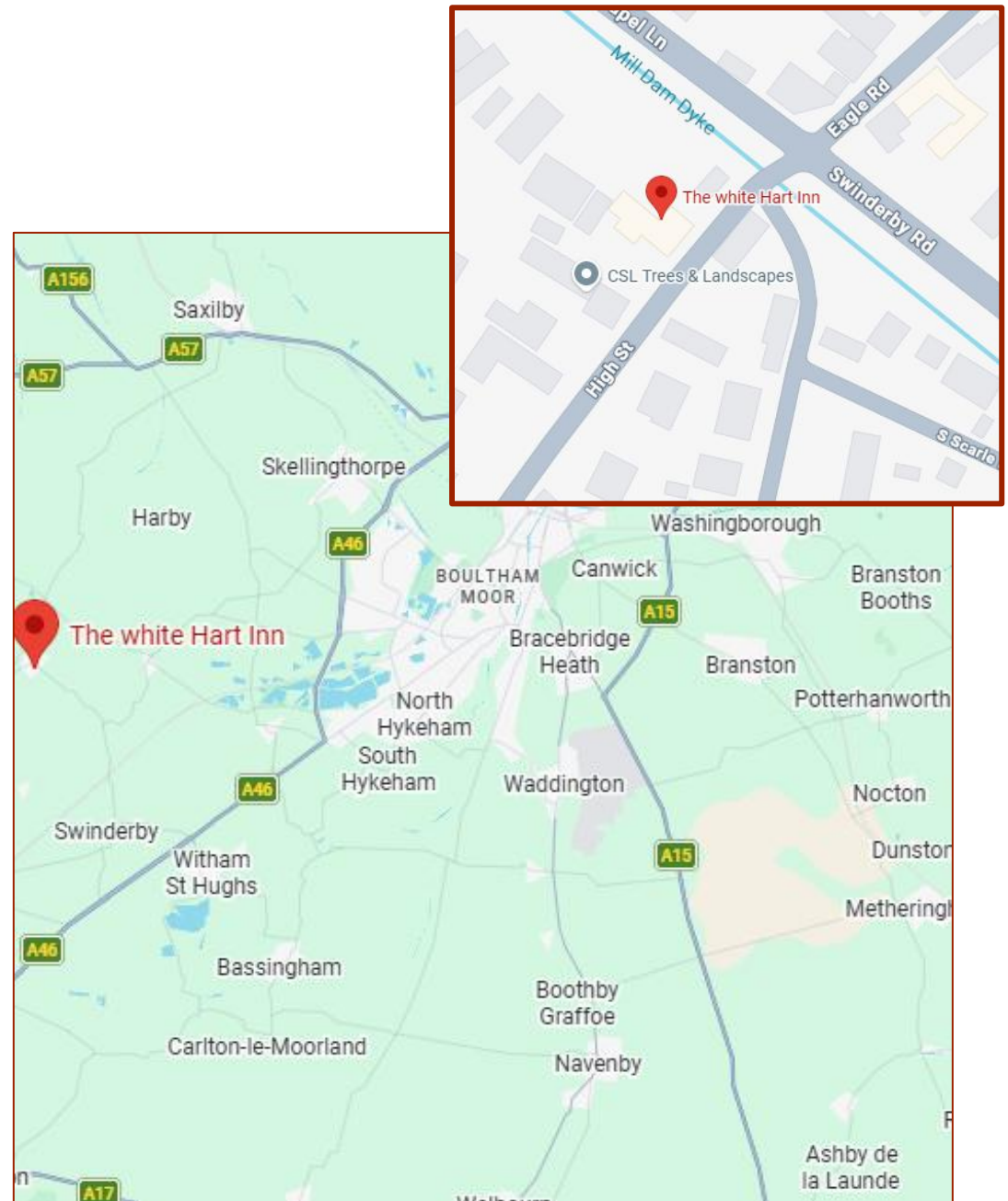
Location

The White Hart Inn is situated in the conservation area of the picturesque village of North Scarle, Lincolnshire. The village is located adjacent to the River Trent, close to the Lincolnshire-Nottinghamshire border. It is 10.8 miles (17.3 km) west of the county capital and cathedral city of Lincoln, 11.4 miles (18.3 km) north-east of the Nottinghamshire market town of Newark and 15.4 miles (24.7 km) east of the A1 motorway. The property also lies 4.6 miles (7.4 km) north of the A46 which runs from just east of Bath in Somerset to Cleethorpes in Lincolnshire. The nearest train station to the property can be found 2.3 (3.7 km) miles south in the village of Swinderby. The station runs on the Nottingham-Lincoln and Newark-Grimsby lines between Collingham and Hykeham stations. Regular village bus services allow travel to the villages of Witham St Hughs, Collingham and Bassingham, as well as the city of Lincoln. The nearest airport is Doncaster/Sheffield International Airport which is located 34.1 miles (54.8 km) north-west.

The area benefits from a variety of leisure amenities such as the Whisby Nature Park, Spalford Woods (a 'hotspot' for avid bird watchers), Girton Sailing Club, The Girton Fishing Complex and Newark Golf Club. Also within the village is a Grade I listed, 12th century church, a primary school, a village hall, a recreation ground and a post office.

The Property

The White Hart Inn occupies a two-storey, detached brick building under a part pantile, part flat felt roof. The property benefits from being situated in a prominent central position on the village high street.



Trade Areas

FRONT ENTRANCE HALL which provides access to the open plan MAIN BAR/GAMES ROOM which has seating for 70, wooden main BAR SERVERY, carpet flooring, log burner and space for a pool table and darts oche.

RESTAURANT with seating for 40, original wood flooring, open fireplace, carvery station and external door to the trade garden and patio.

Fully-fitted COMMERCIAL KITCHEN with pot wash area and fridge/freezer store area with 'walk in' fridge. Staff toilet. SIDE HALL with Ladies', Gentlemen's and Disabled TOILETS (with baby changing facilities) and access to laundry room.

Ground floor CELLAR with external barrel delivery door. PRIVATE HALL with OFFICE and stairs to the first floor.



Owners' Accommodation

THREE DOUBLE BEDROOMS, all with en suite shower rooms and built-in wardrobes. LOUNGE. KITCHEN.

External

CAR PARK with space for 40 vehicles, smoking shelter (with seating for 10) and storage container. TRADE GARDEN with patio and lawn with children's play area. An outhouse contains the central heating boiler. SERVICE YARD with brick STORAGE OUTBUILDING, LOG STORE, BIN STORE and OIL TANK.

The site also benefits from a gated parcel of land which could be utilised as a building plot, providing the necessary planning permissions are granted.





The Business

The White Hart Inn has been under its current ownership since October 2022, operating as a community public house and restaurant. It supports a number of teams including darts teams and two cricket teams. The business also hosts a variety of events and functions such as quizzes, bingo nights, raffles, OAP get-togethers and a Christmas Day gala, as well as wakes and christenings. The kitchen provides a 'British Classics' food menu and is well known for its Sunday carveries.

During our clients' ownership, they have made over £70,000 worth of improvements which will enable a purchaser to take over a 'turnkey' business. Our clients currently oversee the business with their daughter and son-in-law, alongside four part-time members of staff. The premises is frequented by both local and destination diners as well as holidaymakers staying at the nearby campsites.

Accounting information will be made available to serious parties following a formal viewing.

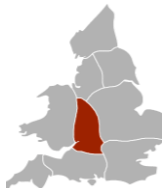












Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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