

Wilmington - The White Hart, Trafalgar Way EX14 9JQ
Freehold Public House with Letting Accommodation Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold Public House with Letting Accommodation Investment



Investment Consideration:

- Purchase Price: £430,000
- Gross Initial Yield: 8.02%
- Rental Income: £34,500 p.a.
- VAT is applicable to this property
- Comprises large public house with outdoor seating and restaurant
- Includes large car park, owner's accommodation and letting rooms
- Situated on A35 which is a busy tourist route between Devon and Dorset.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The White Hart (Ground & First Floor)	Ground Floor: Interconnecting bar and dining areas, commercial kitchen, skittle alley, outbuildings, and storerooms. Includes beer garden, decked terrace, and parking. First Floor: 2/3-bedroom owner's accommodation with sitting room, kitchen, office, and bathroom. Three en-suite letting bedrooms, two with hot tubs.	The White Hart Wilmington Ltd (with personal guarantee)	6 Years 11 months from 12 July 2024	£34,500*	Note 1: FRI Note 2: Rent review on 12.06.27 and 12.06.30 open market upward only Note 3: Tenant option to determine on 12.06.27 with min 6 months notice Note 4: Deposit held of £5,800 Note 5: Tenant pays reduced rent of £30,000 p.a. for the first year. Fixed increase to £34,500 p.a. from 12th July 2025. The vendor will top-up rent until 11th July 2025, so the buyer receives the equivalent of £34,500 p.a. from completion

Total

£34,500

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Property Description:

Comprises a detached village inn with bar, dining, and letting rooms, providing the following accommodation and dimensions:

Ground Floor: Four interconnecting bar and dining areas (66+ covers), well-equipped commercial catering kitchen with ancillary facilities, skittle alley, and various useful outbuildings and storerooms. The grounds include a rear beer garden (40+ covers), a decked trade terrace at the front and side (20+ covers), customer car parking for 20+ vehicles, and a private parking area for owners.

First Floor: 2/3-bedroom owner's accommodation, including a sitting room, modern kitchen/breakfast room, office, and family bathroom. Additionally, there are three high-quality self-contained en-suite letting bedrooms, two of which feature private hot tubs.

Total Area Size: 335 sq m (3,600 sq ft)



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Tenancy:

The property is at present let to The White Hart Wilmington Ltd (with personal guarantee) for a term of 6 years 11 months from 12th July 2024 at a current rent of £34,500* p.a. Rent review on 12.06.27 and 12.06.30 open market upward only. Tenant option to determine on 12.06.27 with min 6 months notice. Deposit held of £5,800.

**Tenant pays reduced rent of £30,000 p.a. for the first year. Fixed increase to £34,500 p.a. from 12th July 2025. The vendor will top-up rent until 11th July 2025, so the buyer receives the equivalent of £34,500 p.a. from completion.*



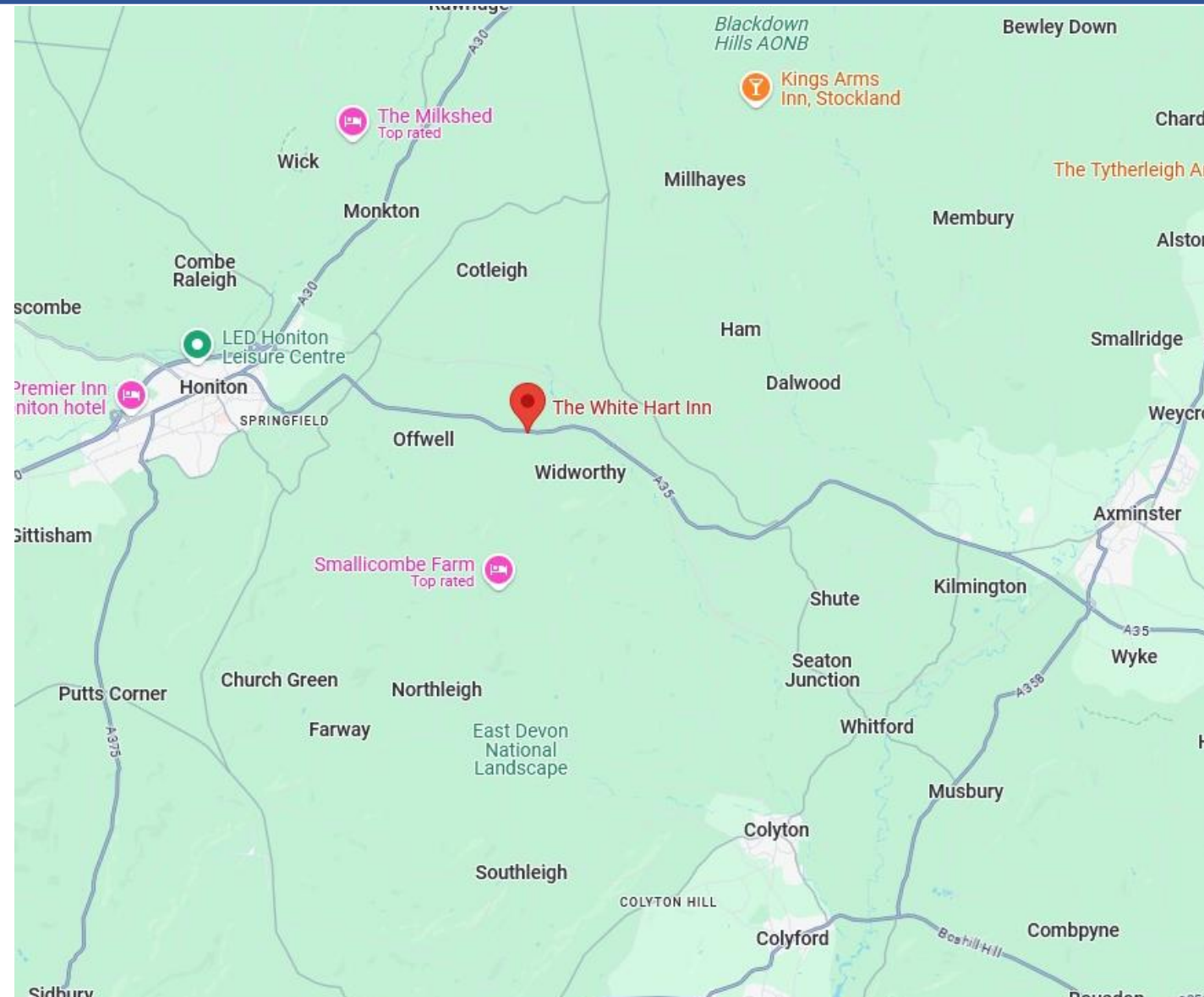
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Location:

The White Hart occupies an extremely prominent and visible, landmark tradition position, adjacent to the A35 main road, in the heart of the village of Wilmington in the East Devon countryside. Wilmington is located midway between the thriving market towns of Honiton and Axminster (each approximately 5 miles). The A35 is a busy tourist route between Devon and Dorset and the nearby coastline, known as the Jurassic Coast, which has been designated as an Area of Outstanding Natural Beauty and has been awarded World Heritage Status by UNSECO. The popular and attractive coastal towns and villages of Sidmouth, Beer, Branscombe, Lyme Regis and Charmouth are all within 10 miles. The Cathedral City of Exeter is some 22 miles to the west with an excellent shopping centre, sport and leisure facilities, international airport and access to the M5 motorway.



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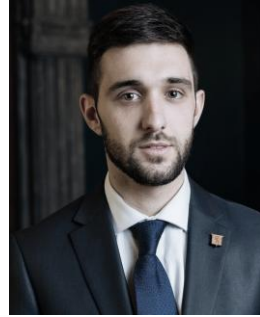
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Contacts:

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