



White Hart

Church Road, Winkfield, Berkshire SL4 4SE

Tenure

To Let

Price

Nil Premium

New FOT lease

- Affluent Berkshire commuter village
- 60 cover bar and dining room
- Substantial grounds and feature trade garden
- Trade kitchen
- Three bedroom manager/owner's accommodation



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Location

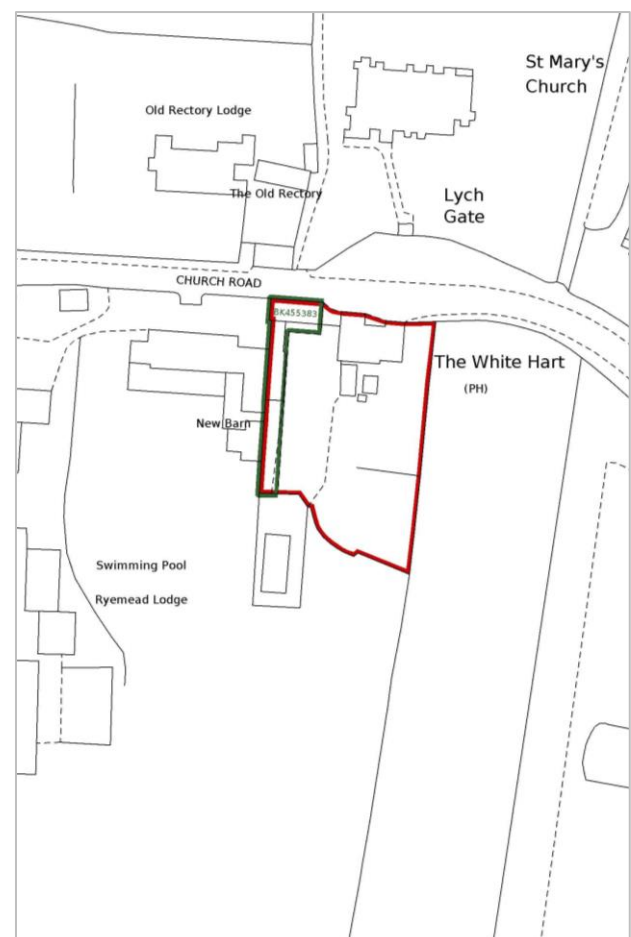
The White Hart is prominently located on Church Road (A330), opposite St Mary's Parish Church in the pretty commuter village of Winkfield. The area is surrounded by densely populated towns and villages including Bracknell, Ascot and Windsor. There is access to two motorways; Junction 8 M4 is approximately 6 miles (north) and Junction 3 M3, approximately 8 miles (south).

Description

Attractive and substantial detached two storey building, double fronted with twin gables and under a pitched and tile roof. Painted brick with some exposed beams on first floor elevations. Various single storey extensions to the rear. Trade car park to the side and rear with space for approximately 20 cars.

Beautifully presented trade garden which is mainly laid to lawn with shrub and fence borders. Direct access from the public house and car park currently with timber picnic benches customer seating.

Further patio style enclosed external seating areas closer to the pub currently set for approximately 40 covers with an additional covered seating area. X2 timber constructed out houses.



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Trade

No trade is warranted or sold.

Accommodation

Ground Floor

The White Hart offers a traditional public house experience with well presented trade areas and many character features. Split into two areas;

Separate main entrance leading to main bar - L shaped trade area with a bar servery to the rear which has timber panelled sides and varnished counters. Feature fireplaces and customer toilets towards the rear.

Archway through to the dining area - similar décor with tiled flooring throughout, exposed timber beams and fireplaces. Access via main bar and car park. In total the White Hart is currently presented with approx. 60 covers.

Trade Kitchen - tiled floor, stainless steel work surfaces, various catering equipment.

Basement

Cellar flaps with access via car park entrance to beer store.

First Floor

2x double bedrooms (accessed via the living room), living room, kitchen, bathroom, steps up to further double bedroom. Office.

Tenure

A new free of tie lease to be offered. Terms to be negotiated. Guide rent £45,000 p.a. A deposit will be required equivalent to six months' rent including an amount equivalent to VAT.

Minimum Capital Required

Applicants must be able to demonstrate minimum capital of approximately £50,000 to cover stamp duty land tax, one quarters rent, legal fees, rental deposit, building insurance, fixtures & fittings and working capital.



Application Procedure

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form contact Fleurets London Office on 0207 280 4700.

Business Rates & Council Tax

The property is in an area administered by Bracknell Forest District Council and we are advised that the current Rateable Value is £6,000. The domestic accommodation is within Band C for council tax purposes.

Licence

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

Sale of Alcohol

Monday to Sunday 11.00 am to 11.00 pm

Live & Recorded Music

Monday to Sunday 11.00 am to 11.00 pm

Planning

We have made enquiries with Bracknell Forest District Council and can confirm that the property is Grade 2 listed and lies within a conservation area. For further information please contact the local authority.

Services

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

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

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 London office - 020 7280 4700. A discreet customer inspection is recommended in the first instance.

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.



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

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