

SUBSTANTIAL TOWN CENTRE FREEHOLD

THE WHITE HART

18 HIGH STREET, SAXMUNDHAM, SUFFOLK, IP17 1DD



- 7 LETTING ROOMS
- DUAL TRADE AREAS SERVED BY LARGE TRADE KITCHEN
- 2 BED PRIVATE ACCOMODATION
- SITE AREA- 0.39 ACRES (APPROX)
- GROUND FLOOR FOOTPRINT (INC OUTBUILDINGS) - 314 m² / 3,379 sq ft (APPROX)

FREEHOLD FOR SALE - OIEO £295,000 EXC VAT

LOCATION

Saxmundham is a market town in Suffolk lying approximately 18 miles northeast of Ipswich and 5 miles west of the coast at Sizewell.

The White Hart holds a very central position in the heart of the main retail thoroughfare. In addition, the property lies adjacent to the new Tesco store and Hopkins Homes' Abbots Grange housing development.

PROPERTY

The White Hart is a 3 storey building under a pitched tiled roof with 2 storey slate roofed extension to the rear. The main bar is accessed from the High Street and serves 40-50 covers. Behind this space is a pool room which is provided for by its own servery. Both these are supported by a basement cellar, large trade kitchen, manager's office and male & female WCs.

The first floor provides 7 letting rooms with 2 bathrooms and laundry room which also provides a compulsory fire escape. The private accommodation on the second floor consists of 2 double bedrooms and bathroom.

Externally the property benefits from a number of outbuildings. Currently used for storage, these could be converted for a variety of uses, subject to the necessary consents.

The area of the site, as measured from digital mapping, is approximately 1,590m² or 0.39 acres and the ground floor footprint extends to 314m² (3,379 sq ft).

PLANNING

We are advised that the property is Grade II listed and situated within a conservation area.

Prospective purchasers are advised to make their own enquiries to Suffolk Coastal District Council at www.suffolkcoastal.gov.uk or by telephone on 01394 383789.

RATES

The current 2010 Rateable Value for the public house is £10,000 per annum. The residential element is Band A, with an annual charge of £996.17

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE GUIDE

Freehold offers are invited *in excess* of £295,000 exc VAT, which will be payable at the prevailing rate, offered with vacant possession.

For further information or to arrange a viewing contact Tom Nichols on 07715 054959, or tom@everardcole.co.uk or Chris Rogers on 07900 684488, or chris@everardcole.co.uk

