



REF: 783

The White Hart

Trafalgar Way, Wilmington, Honiton,
Devon EX14 9JQ

Leasehold – Rent Deposit
£8,625



£8,625 is the rent deposit
payable to the landlord.

Fixtures and Fittings are owned by the landlord.



FEATURES

- Price reduced Devon Indian style restaurant and free of tie pub
- Three high class en-suite rooms with two hot tubs
- Recent turnover £4,000 per week (unwarranted) but scope for much more
- Refurbished trading areas seat 70 – full of character
- Quality decked beer garden for 60 and car park for 20
- Three-bedroom modern home with kitchen/breakfast room
- High class refitted commercial kitchen and store rooms
- Family issues force sale, lots of scope
- Unused skittle alley offers further potential

LOCATION

The White Hart occupies an extremely prominent 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 is approximately 5 miles away). The A35 is a busy tourist route between Devon and Dorset and the nearby 'Jurassic Coast', which has been designated 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 excellent shopping centre, sport and leisure facilities, international airport and access to the M5 motorway.

THE BUSINESS PREMISES

Is a substantial character detached village inn which has been refurbished and rebuilt beautifully and to an exceptionally high standard throughout.

It benefits from 3 extremely high quality, self-contained, en-suite letting rooms, which include 2 private hot tubs.

The main building is a large two-storey pub with a new slate roof.

Main Customer Entrance Door to Entrance Vestibule

Which leads to:

Refurbished Open-Plan Bar and Dining Room Area

Which is an attractive character room with part flagstone, part tiled and part wood flooring, part exposed brick walls, exposed ceiling timbers, feature wall lighting, feature main fireplace with inset wood burning stove, further feature fireplace, part wood panelled walls, range of free standing wooden tables and chairs.

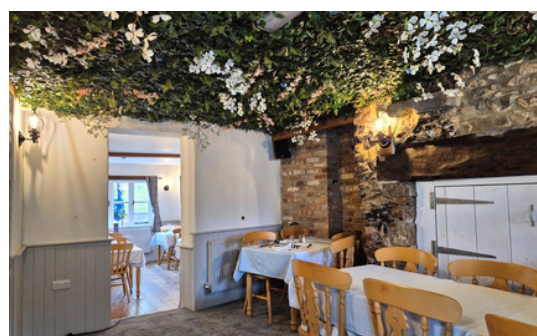
This area comfortably seats 34 customers and a further:

Lounge Area

Beside the fireplace provides comfortable armchair seating for 6 customers.

Bar Servery

A large timber fronted and topped central bar servery with tiled flooring and fitted with a range of back bar fittings and display shelving, three double glass fronted bottle fridges, extensive undercounter shelving, stainless steel sink unit and commercial glass washer.



Upper Dining Area

With flagstone flooring, part exposed brick walls, part wood panelled walls, free-standing wooden tables and chairs comfortably seating 10 customers.

Snug Dining Area

An attractive character room with solid oak flooring, part exposed brick walls, feature wall lighting, feature fireplace (disused), and a range of free-standing wooden tables and chairs comfortably seating 16 customers.

Commercial Catering Kitchen

With range of commercial catering equipment fully fitted as an Indian style kitchen including extensive gas hob, extraction system with stainless steel canopy over and double deep fat fryer, brand new commercial hob, eye level grill, three-door commercial counter fridge unit, undercounter commercial fridge, extensive stainless steel walled shelving, warming cabinet with lit and shelved serving gantry over, twin deep bowl stainless steel sink unit, single deep bowl stainless steel sink unit, commercial dish washer and stainless steel racked shelving unit.



Beer Cellar

Temperature controlled on the ground floor with ice machine and Belfast sink.



Bottle Store

With racked storage shelving.

Skittle Alley

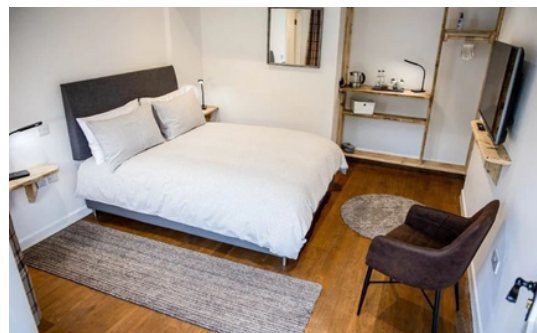
On the first floor with timber lane and ball return, currently used as an additional store area with one chest freezer, staff lockers and WC.

Ladies WC

Gents WC

Disabled WC

All well presented.



LETTING ACCOMMODATION

The White Hart offers three well appointed and impressive en-suite letting bedrooms furnished to an extremely high standard.

The bedrooms are completely self-contained and housed in a converted former stable block.

They benefit from remote controlled flat screen televisions, tea and coffee making facilities, mini fridges and two of the rooms have private hot tubs.



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The bedrooms are generously proportioned, have recently been refurbished and briefly comprise:

Bedroom 1

A king-size double bedroom with an en-suite bathroom with shower over bath and a private patio area.

Bedroom 2

A king-size double bedroom with an en-suite bathroom with shower over bath and a private patio area with hot tub.

Bedroom 3

A king-size double bedroom with an en-suite bathroom with shower over bath and a private patio area with hot tub.

OWNER'S ACCOMMODATION

Situated on the first floor is the spacious owner's apartment which is extremely well presented throughout and briefly comprises:

Sitting Room

With dual aspect to the front and rear.

Kitchen / Breakfast Room

An impressive room recently refitted with a range of modern base kitchen units and complementary work surfaces, with built-in larder fridge and stainless steel sink unit.

Office with Large Loft Store

Over the letting rooms.

Family Bathroom

Fitted with a modern white bathroom suite with a shower over the bath.

Bedroom 1

A good size double bedroom with aspect to the front and an en-suite WC.

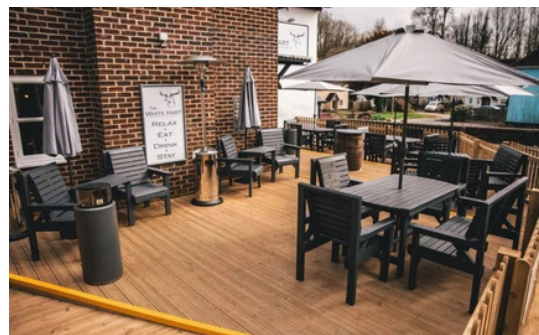
Bedroom 2

A good size double bedroom with aspect to the side and door into interconnecting:

Large Office / Storeroom / Sitting Room / Bedroom 3

A room with no natural light but potential for windows, subject to planning permission.

We believe the accommodation could easily be reconfigured, subject to personal requirements, to create a family sized 3-bedroom apartment, if so required.



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OUTSIDE

Immediately to the front and side of the property is an:

Enclosed Decked Seating Terrace

Providing alfresco seating for 20 customers.

Beer Garden

To the rear of the property is a large and enclosed beer garden with extensive decked seating areas, feature borders and feature lighting providing an attractive alfresco seating area for 40 customers.

Private Service Yard Area

To the rear of the property with A large walk-in fridge and a timber shed serving as a laundry room with three washing machines and two tumble dryers.

Car Park

With spaces for 20 vehicles on two levels.

Adjacent to the main car park is:

An Owner's Car Parking Area

With space for 2/3 vehicles and an electric hook up point for a caravan/motorhome.

Services

All mains services with the exception of mains gas are connected to the property.

LPG is available for cooking and used for central heating.

THE BUSINESS

Is open and trading.

Run as an Indian style restaurant and public house with letting rooms.

We do not hold any accounting information.

TENURE

A 7-year FRI lease is offered free of tie with a private landlord.

Annual rent is £34,500 plus VAT.

Rateable Value

From April 2026 is £17,500.

This is not what you will pay.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

Website: www.sprosen.com



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