admiral
TAVERNS

WHITE HART, RADSTOCK

RADSTOCK, BA3 2HQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The White Hart is a large semi-detached pub in the heart of Midsomer Norton in the town centre. Rumoured to be the best-preserved coal mining town in England as well as inspiration for the name of the long-running television series Midsomer Murders. Midsomer Norton has boomed since the 1700s and this history can be found at the Midsomer Norton Museum. The town and area attract visitors for walking or cycling. The Midsomer Norton Farmers' Market is hosted on each first Saturday of the month on the high street – perfect for local meat, fish, fruits, vegetables and cheeses. There are many green spaces surrounded by shops right in the middle of the high street. The popular Somerset and Dorset Railway, a heritage trust line run by volunteers that is being lovingly restored, brings in many tourists. The local population is approximately twelve thousand and has an equal spread of age distribution.

Pub Layout

The White Hart is built of local stone with a traditional public bar layout, well supported by the locals with an open fire and fully stocked bar. There is a trading snug room off the bar and a much larger lounge bar with another fully stocked bar servery. The lounge bar leads out to a small courtyard garden area with six outside tables. The entrance lobby has an old settle and jug and bottle hatch. At the front of the pub, there are some outside tables to sit out and watch over the town. The well-equipped trade kitchen is located on the ground floor and the kitchen feeds the lounge bar area.

TRADING STYLE

Trading Style:
The public bar seats approx. 20 covers, the snug, 16 and the lounge bar 25. At present the pub trades with wet sales only and this trade is very strong with some excellent barrelage figures. There is real scope to introduce a traditional pub food offer and this is supported by a trade kitchen to deliver this well. With the enhancement of pub teams and entertainment, there is a real opportunity to further increase trade. There is a good cask ale range as well as interesting ciders on offer. The décor, fixtures & fittings are of a very traditional style befitting the nature and character of the pub and its traditional look and feel make this an immensely popular pub in the town.

ACCOMODATION

Private Accommodation
The private accommodation consists of a kitchen, bathroom, living room and three good sized bedrooms.

FINANCIAL

Weekly Rent:£461.54
Security Deposit: £7,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

3+ Private Bedrooms | Beer Garden | Cask Ale | Kitchen | Live Music | Open Fire | Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

We are looking for an experienced publican who understands the area well. You must be passionate about retail standards, have a love of community life and the ability to look after and grow the local trade opportunity. A passion for real ale and ciders is a must.
With a sympathetic external refurbishment scheme planned to boost the pubs kerb appeal, the White Hart is a fantastic pub loved by the local clientele. This traditional looking pub and great community offer is well established and could be further improved by the introduction of food to complement an already popular business. We are seeking a superb operator who thrives on this style of trading.

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