



The White Hart

14 High Street, Nettleham, Lincolnshire LN2 2PG



Purchase Price - £14,985

Rent - £574 per week

Profit Partnership Plus Agreement

This pub is available on a Profit Partnership Plus Agreement (Landlord and Tenant protected), and the purchase price is reimbursed when the business is sold back to the Brewery, subject to conditions.

The Profit Partnership Plus Agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Tenancy is renewable with no rent reviews
- Free and subsidised training courses
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs

The Pub and its Facilities

The White Hart is one of Batemans' top pubs, having featured many times in their Quality Pubs competitions, with the excellence of the pub being matched only by the finer attributes of the village. It is a community and food pub combined, divided into two trading areas, a spacious bar with log burner and a lounge/restaurant with open fire and 40 covers. The lounge bar servery is also suitable for a coffee station to serve both dining and takeaway customers with a variety of quality coffees and hot beverages. The food operation is supported by a good sized, quality catering kitchen, and to the rear of the pub is a very attractive running stream/beck and to the front is a seating area and beer patio and car parking.

Licence Details (maximum permitted hours)

Alcohol Sales

Mon to Thu & Sun 8:00am – 11:00pm Fri & Sat 8:00am – 11:30pm

Live Music (Indoors)

Fri to Sun - Midday – 11:00pm

Recorded Music

Sun to Thu - Midday – Midnight

Fri & Sat - 8:00am – 1:00am

The Neighbourhood

Nettleham is a very picturesque village, on the outskirts of historic Lincoln, of over 3,400 residents with a high demand for new properties resulting in several new housing developments. The White Hart is located on the road into the village with the village centre a 'stone's throw' away, where there is a Coop convenience store, a primary school, a doctor's surgery, village hall, 2 other pubs and a selection of shops, a Greek takeaway and cafes. The pub backs on to Nettleham Beck which meanders its way through the village and is very popular with walkers and cyclists. There are regular bus services to Lincoln and hence the village is also popular with commuters who travel the short distance into Lincoln. The village also boasts a famous historical Saxon church (All Saints). The active village community has ensured that Nettleham has been voted "Lincolnshire's best kept village" on numerous occasions. Nettleham is also the home of the very successful, Lincoln Rugby Club.

Living Accommodation

The domestic living accommodation comprises 3 double bedrooms, a bathroom with a WC and shower/bath, a fitted kitchen, an office/box room and a living room. There is central heating throughout and the private quarters are in good decorative order.

Qualities which will make this pub thrive

Being a great operator with the skills to attract both local and custom from further afield and be able to integrate well into the local area and be keen to be involved in village life. You will need to be able to drive business through excellent standards and service and providing and be eager to drive sales through expanding business opportunities. Experience in the licensed trade, especially in catering and cask ales, is preferred but not essential.

The Purchase Process

You can apply to purchase this business via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

We look forward to speaking with you.

Gallery

