



The White Hart

Ref: 3858252

76 The Street Tongham, Farnham, GU10 1DH

Freehold: £550,000 plus VAT

Freehold pub with vacant possession

Close to expanding residential development

Bar, Restaurant & Games Room (60)

Three bedroom accommodation

Parking for 18 vehicles, trade garden (30)

Site area: 0.31 acres. EPC D



Description

The property comprises a two storey public house with various modern extensions to the rear arranged over basement, ground and upper floors. There is a large external trading space at the front and rear of the property including an extensive car park accommodating circa 18 vehicles.

Site area - approximately 0.31 acres.

Location

The White Hart occupies a high position in the centre of the village of Tongham. Tongham is a village northeast of the town of Farnham in Surrey, adjoining the A31 and the A331. Located on the north side of the Hog's Back, Tongham is home to craft ale producer, Hogs Back Brewery, Surrey's largest independent brewery.

Access to near by towns of Aldershot (eight minutes via the A323), Farnham and Guildford (10 minutes and 14 minutes, via the A31).

Mainline railway links from Farnham and Aldershot train stations are both around three miles away providing services to Guildford, Clapham Junction and London Waterloo.

Internal Details

- Bar/Snug (seating 15) with wooden bar servery
 - Restaurant (seating 25)
 - Games Room (seating 20)
 - Ladies and gentlemen's toilets
 - Commercial kitchen with pot wash area
 - Office and a range of store rooms
 - Basement beer cellar
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External Details

- Rear trade garden and decking area (seating 30)
 - Seating to the front of the pub (seating 15)
 - Parking for 18 cars
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Owner's Accommodation

Three bedrooms, bathroom and living room/kitchenette accessed through the trade area.



The Opportunity

The acquisition of the White Hart Inn in Tongham is a great opportunity to acquire a character pub with strategic advantages and an established customer base. The proximity to a new residential Bellway development promises growth in the local customer base over the coming years. This combined with the nearby Hogs Back Brewery, a popular tourist attraction, offering a distinct local craft beer experience, attracts tourists and beer enthusiasts to the local area.

With the pubs extensive parking, there is the opportunity to develop a quality food offering, attracting customers from near by affluent towns of Farnham and Guildford.

Fixtures & Fittings

We are advised by the owners that all trade fixtures are included within the sale, with the exception of any personal effects owned by the current tenants and those that are subject to third party agreements.





Trading Information

No trading information is available.

Trading Hours

Monday - Thursday 12:00 - 23:00
Friday & Saturday 12:00 - Midnight
Sunday 12:00 - 22:30

Services

We are advised that all mains services are connected.

Tenure

Freehold with vacant possession.

VAT will be payable, in addition, at the prevailing rate. Normally 90% of the gross purchase price, however, we advise that any perspective purchaser consults an accountant.

Planning Permissions

The property was listed as an asset of community value (ACV) on 10 May 2022.

Business Rates

Rateable value effective from 1 April 2023 is £23,500.

Regulatory

Premises Licence.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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