



THE WHITE HART

3 Market Place, Hingham, Norwich, NR9 4AF

FREEHOLD: OIEO £1,050,000 | REF: 1456971

KEY HIGHLIGHTS

- Pub with 5 boutique bedrooms
- Character Grade II Listed property
- Historic market town location
- 120 covers. Covered garden
- Development opportunity (STPP)
- YE Aug 24 T/O £1.32m. Energy rating: D



DESCRIPTION

The White Hart is a beautifully presented traditional public house, with elements of the building dating back to the 15th Century. Carefully restored and sympathetically modernised, the property offers both period charm and contemporary comfort.

The property is Grade II Listed and located within a designated conservation area.

The ground floor features a spacious bar and restaurant area, a separate gallery dining room, and a welcoming residents lounge.

Upstairs, the first floor provides additional restaurant seating, including a generously sized private dining room adjoining the main space— both ideal for functions or exclusive events.

The five ensuite bedrooms are also located on the first floor.

To the rear, a large covered garden offers a versatile and inviting space for outdoor dining throughout the year.

Two substantial barns, currently used for storage, present exciting potential for conversion into guest accommodation or additional facilities, subject to the necessary planning permissions.

Also located at the rear of the property is a self-contained unit currently used for staff accommodation, providing valuable on-site housing.

The White Hart benefits from free on-street parking directly in front of the property, ensuring easy and convenient access for guests and visitors alike.

LOCATION

Hingham is a historic market town located in Mid Norfolk, approximately 14 miles west of Norwich. Known for its architecture and traditional market square, the town offers a range of local amenities including independent shops, pubs, a post office, and a primary school. The surrounding area is predominantly rural, providing a peaceful setting with good transport links to nearby towns and the city. Hingham features a variety of property types, from period cottages and Georgian townhouses to modern family homes, making it a popular choice for both residential buyers and investors.

Hingham is well-connected despite its rural charm. It is situated approximately 16 miles southwest of Norwich, providing convenient access to the city's amenities and transport links. The town lies within easy reach of two major A-roads:

A11: Around 7 miles away, offering direct routes to Norwich, Thetford, and Cambridge.

A47: Approximately 10 miles away, connecting to Dereham, Great Yarmouth, and Peterborough.

Nearby towns include Attleborough (5.5 miles), Watton (7 miles), and Dereham (8.8 miles), all of which offer additional services, schools, and rail connections. The closest mainline railway stations are in Wymondham and Attleborough, providing links to Norwich, Cambridge, and London.

GROUND FLOOR

.Ground Floor: Gallery. Bar. Restaurant. Residents lounge and customer toilets. Commercial kitchen. Fully fitted. Access to garden and barns to rear.

FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are owned outright and will be included (inventory provided once deal is agreed).

LETTING ACCOMMODATION

Positioned on the first floor, each of the five individually designed double bedrooms have been appointed to an exemplary standard and benefit from private ensuite bathrooms in each.

OTHER FLOORS

First floor: Additional restaurant seating. Private room. Letting rooms.

STAFF

The business benefits from a complement of staff who are subject to TUPE and will transfer with the business.

TRADING INFORMATION

Adjusted net profit c. £286,000 YE Aug 2024. Accounts available once a formal viewing has taken place.

TRADING HOURS

The White Hart operates a full food and beverage service daily, open seven days a week.

THE OPPORTUNITY

The White Hart presents a rare opportunity to acquire a beautifully refurbished Grade II Listed pub and restaurant, complete with five luxury boutique bedrooms. Operated by the current owners since 2015, the property has been transformed into a high-quality, professionally run business. A large rear barn offers potential for further development (subject to planning permission), allowing for increased accommodation and revenue. Ideal for seasoned operators or hospitality groups seeking to expand their portfolio with a turnkey, character-rich establishment.

<https://whitehartnorfolk.co.uk/>

EXTERNAL DETAILS

All weather covered garden with 60 seat capacity to the rear of the property.

TENURE

Freehold to be sold as a trading going concern.

BUSINESS RATES

The current rateable value effective from 1 April 2023 is £47,000.

REGULATORY

The property has a valid premises licence.









DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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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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CONDITIONS OF SALE

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