



The White Hart

*High Street, Nettlebed, Henley
Oxfordshire
RG9 5DD*

*Leasehold: 150,000
Annual Rent: 110,000*

Ref: 3858291



KEY HIGHLIGHTS

- Popular pub/restaurant in affluent area
- Bar (20) Restaurant (60)
- 19 letting rooms
- Brakspear lease, 9 years remaining £110k rent
- Strong occupancy rates
- In excellent condition throughout

DESCRIPTION

The White Hart is a distinguished 14th Century country inn that has been meticulously refurbished to a high standard. This stylish and comfortable establishment seamlessly blends historical charm with modern amenities. The property features 19 beautifully designed letting rooms, offering a boutique hotel experience.

With a focus on great food and exceptional service, The White Hart stands out as a premier destination in the region.

LOCATION

Nestled in the heart of the picturesque village of Nettlebed, The White Hart enjoys a prime location in Oxfordshire. This charming village is conveniently situated close to Henley-on-Thames and Marlow making it an attractive destination for both locals and visitors.

The area is known for its affluent community and scenic beauty providing an ideal setting for a thriving pub and hotel business.

THE OPPORTUNITY

The White Hart presents a unique and lucrative opportunity for prospective buyers.

With its prime location, high standard of refurbishment and established reputation, this property is well-positioned for continued success. The focus on great food and exceptional service has garnered a loyal customer base, and the 19 letting rooms offer additional revenue streams.



INTERNAL DETAILS

Inside, The White Hart boasts a warm and inviting atmosphere. The bar/restaurant can accommodate up to 60 covers providing ample space for residents and guests for dining. There is a separate private dining room with space for 20 guests that leads out onto a patio area making it suitable for small parties/functions.

The interior design combines traditional elements with contemporary touches creating a cosy yet sophisticated ambiance. High-quality furnishings and tasteful décor enhance the overall dining experience.

LETTING ACCOMMODATION

The White Hart offers a total of 19 ensuite rooms. Each room is designed to provide a comfortable and luxurious stay with modern amenities that complement the inn's historical charm. Guests can enjoy spacious, well-appointed rooms that feature high-quality furnishings and tasteful décor.

The rooms are equipped with all the necessary conveniences including free Wi-Fi, flat screen TVs, and complimentary toiletries.

OWNER'S ACCOMMODATION

There are four staff rooms available to an owner/operator or to members of the team.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the cost, an inventory can be provided once a deal is agreed.



EXTERNAL DETAILS

Externally, The White Hart features a charming facade that reflects its historical roots.

The property includes outdoor seating areas (80), perfect for outside dining during the warmer months. The well-maintained grounds and attractive landscaping add to the overall appeal of the property. Ample parking is available for guests, ensuring easy access to the pub and restaurant.

REGULATORY

Premises licence

BUSINESS RATES

Rateable value of £48,500.





TRADING INFORMATION

Trading information can be provided to seriously interested buyers, following a viewing.

STAFF

There are approximately 20 staff employed within the business, it should be assumed that some or all will need to be transferred under TUPE.

TENURE

Leasehold - a 15 year lease with 9 years remaining within the L&T act. The annual rent is £105k and the business is tied on beers, wine, minerals and spirits. The landlord is Brakspear.



High Street, Nettlebed, Henley-on-Thames, RG9

Approximate Area = 8682 sq ft / 806.5 sq m

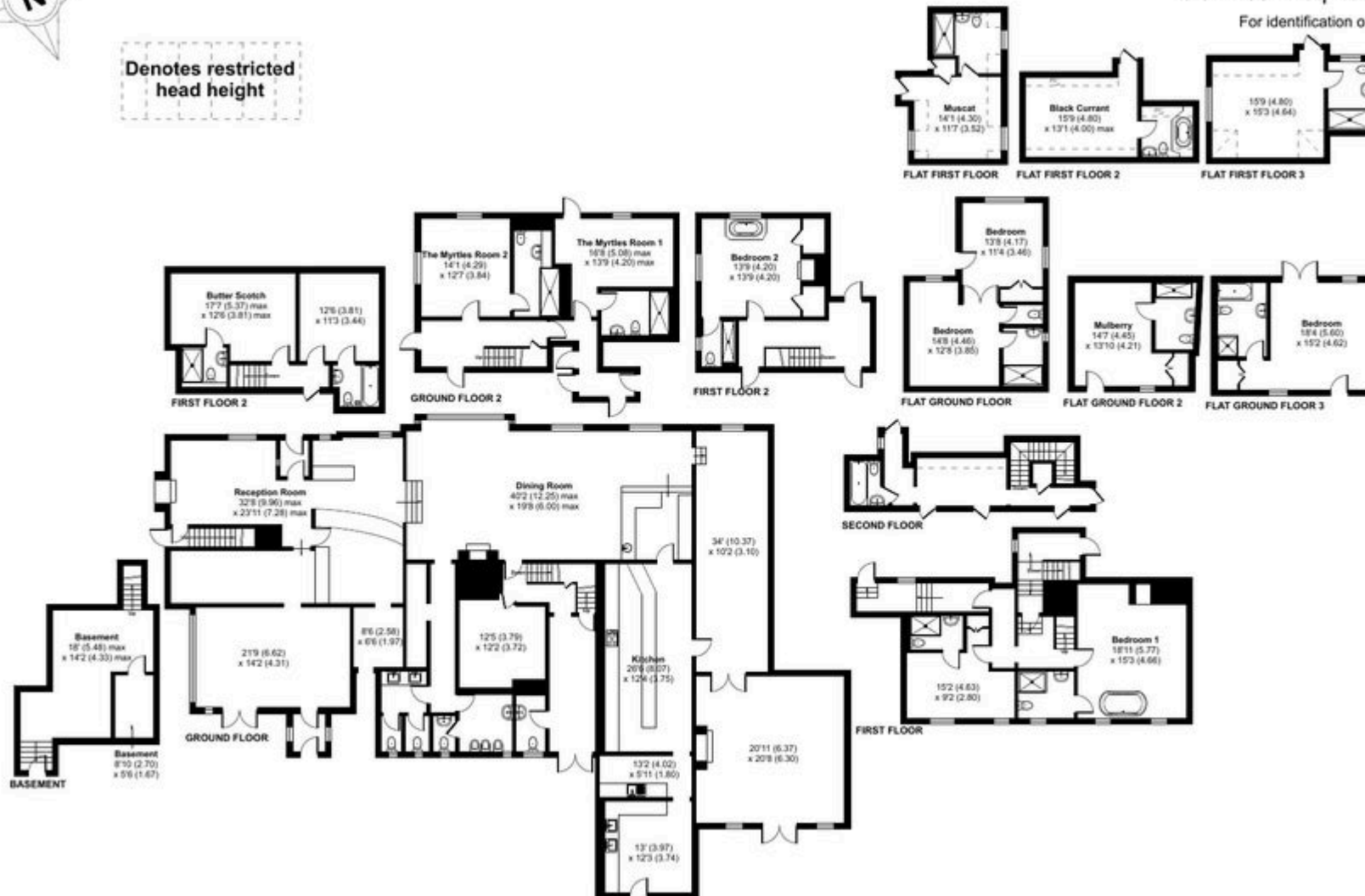
Limited Use Area(s) = 162 sq ft / 15 sq m

Total = 8844 sq ft / 821.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1253257



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

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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