



VILLAGE CENTRE PUBLIC HOUSE, BEER GARDEN AND RESTAURANT EXTENSION COMPLETED IN 2020

KNOWN AS

THE HART INN, THE SQUARE, HARTLAND, BIDEFORD, NORTH DEVON, EX39 6BL

For Sale By Private Treaty Subject to Contract

- Lounge bar, restaurant and snug plus extended restaurant / function suite with bi-fold doors overlooking beer garden***
- Copper top bar, handmade bar server, feature lighting, double sided wood burner in restaurant and function suite***
 - Fitted commercial kitchen***
 - Beer garden and children's play area***
- Highly suitable for food trade, adjacent to car parking***
 - 4 bedroomed owners' accommodation***

**PRICE: Offers are invited in the region of £375,000
Freehold to include fixtures, fittings and equipment
and goodwill of the business plus SAV**

LOCATION

Hartland is the largest parish in Devon, situated on the coast in the north west of the county. Located approximately 4 miles off the A39 on the B3248. Hartland lies circa 12 miles west of Bideford. Attractions closeby include Hartland Abbey, Hartland Quay, its peninsula and coastal walks.

THE SITUATION

The property is located on the Village Square adjacent to the main car park. There are a variety of local amenities in the immediate vicinity including village stores, a number of artisan shops and galleries, playing fields, church and primary school,

THE PROPERTY AND CONSTRUCTION

The main building is of two storey construction with rendered elevations under a pitched slate roof. During 2020 a single storey extension was completed to extend the restaurant to provide further covers and to make it suitable for functions and at the same time the kitchen was relocated to a connecting building. The reconfigured premises provides main lounge bar, 2 snug restaurant areas (1 currently utilised as a games room) as well as larger restaurant area, suitable for small functions, which overlooks the beer garden. Specification internally includes copper top bar with handmade servery, feature lighting, central double sided wood burner within both snug and main restaurant, timber wainscoting, exposed stonework fireplace, feature wallpaper, modern sanitary ware, with new electrics, central heating, gas interlock installed in 2020. Including the lounge bar the premises can cater for 120 covers but could offer further covers, as well as

picnic table style bench seating in the beer garden for a further 96. The beer garden also has a play area which is set upon artificial grass. At first floor level is a self-contained 4 bedroomed flat, including an open plan lounge / diner with adjoining fitted kitchen. To the rear of property having a car parking space for the owners.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest of this Grade II Listed premises and business.

THE BUSINESS

The business is owner operated by a husband and wife partnership who currently trade on restricted hours, through their own choice, although it is thought these could be easily extended for both wet and dry trade. At present opening hours are Mon, Tues, Thurs, Fri and Sat from 5pm to close, Wed closed, Sunday midday – 3pm. We understand yearend 2022 produced a net turnover of £218,000. Further accountancy information available upon request.

LICENCE

The property is sold with the benefit of a Premises Licence.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy

Performance Certificate and Recommendation Report.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Entrance from Village Square leading to porch and tiled hallway with timber wainscoting

LOUNGE BAR

42'11 x 20'4 (13.10m x 6.20m) Return bar servery with copper top and handmade rear server, glass washer, wine chiller, double and single drinks chiller, double coffee machine (leased), touch screen till (leased), stainless steel wash hand basin, carpet with tiled floor around bar area, exposed stonewalling, beamed ceiling, fireplace with brick hearth and stone surround, double glazed sky light lantern, sash windows with shutters, Sonos music speakers, radiator heating, table and chair seating currently for 45

SNUG RESTAUARNT / GAMES ROOMS

13'2 x 10'3 (4.00m x 3.10m) Currently configured as games room with pool table, darts board, carpet, electric fire with stone surround, radiator heating, Sonos music speaker, covers for 12 when set

RESTAURANT / LOUNGE SEATING

16'7 x 12'5 (5.05m x 3.80m) Feature industrial style lighting, carpet, sofa seating but suitable for further table and chair covers for circa 16, radiator heating, beamed ceiling, Sonos music speaker double sided wood burner with slate hearth and 'knock through' to main restaurant

MAIN RESTAURANT / FUNCTION SUITE

42'9 x 19'5 (13.05m x 5.90m) Completed in 2020, wood flooring, bi-fold doors overlooking beer garden, beamed ceiling, feature industrial lighting, radiator heating, covers for circa 50+, TV, Sonos music speaker

Central circulation area with carpet, skylight, feature water pump and inset stone sink

LADIES TOILETS

Vinyl floor, part tiled slate walls, feature wallpaper, 2 x wash hand basins, 2 x low level w.c's, radiator heating

GENTS TOILETS

Vinyl floor, part tiled slate walls, feature wallpaper, wash hand basin, 3 x urinals, 1 x low level w.c., radiator heating

DRYSTORE

Soft drinks equipment, shelving

CELLAR

Assorted beer lines, pumps, cooling equipment

FREEZER ROOM

Assorted fridges and freezers, microwave, washing machine

KITCHEN

Non slip flooring, 3 phase clean air extractor, stainless steel preparation benches, 2 x stainless steel wash hand basins, 2 x microwaves, Rational oven, Blue Seal oven, chiller gantry, double stainless steel sink unit, double commercial freezer, commercial dishwasher, 2 x fridges, 2 x double deep fat fryers, LED lighting, Blueseal charrgrill, bulk gas

FIRST FLOOR

Landing area and hallway with radiator heating

STORE/ OFFICE

10'0 x 4'8 (3.05m x 1.40m)

BEDROOM 1

9'7 x 9'0 (2.90m x 2.75m) Carpet, radiator heating

BEDROOM 2

12'11 x 12'5 (3.95m x 3.80m) Carpet

TOILET

Low level w.c, wash hand basin

LOUNGE / DINER

16'2 x 14'9 (4.90m x 4.50m) Carpet, overlooking Village Square, wood burner with tiled hearth

KITCHEN

Vinyl flooring, base units, stainless steel single drainer sink, 4 hob electric oven, tiled splash back, larder storage

BEDROOM 3

13'7 x 9'10 (4.15m x 3.00m) Carpet, radiator heating

BEDROOM 4

11'3 x 10'3 (3.40m x 3.10m) Carpet, radiator heating

BATHROOM

3 piece bathroom with corner bath, shower over, vinyl flooring

OUTSIDE

To the rear of the property is a walled beer garden, part patio part laid to lawn, with 12 x picnic style bench tables providing covers for a further 96. Adjoining the beer garden is a children's play area which is set upon artificial grass. There is also an owner car parking space to the rear.



IMPORTANT NOTICE

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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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