



File Ref: W-319913

White Hart Inn

Corfe, Taunton, Somerset TA3 7BU



Tenure
Freehold


Price
£350,000

- Country pub 3 miles from Taunton town centre
- Characterful trade areas with large fireplaces
- External drinking area to front
- Skittle alley & car park at rear
- Site extends to 0.28 acres



Nick Fisher

Senior Associate

 0117 923 8090

 nick.fisher@fleurets.com

Sole Selling Rights

Fleurets 
Leisure Property Specialists

White Hart Inn

Corfe, Taunton, Somerset TA3 7BU



Google © Copyright (2023). All rights reserved.

Location

The property is located in Corfe, a country village located approximately 3 miles south of Taunton, Somerset's county town. Corfe is situated within the Blackdown Hills Area of Outstanding Natural Beauty, which extends south towards Honiton and Exeter. The village is mainly residential in character with Taunton Racecourse just over a mile to the north and Taunton & Pickeridge Golf Club one mile to the south.

Description

The property comprises an attractive public house of stone construction under a pitched tile roof. The accommodation is laid out over ground and first floors, with trading areas at the front and rear of the building and a large manager's flat at first floor. To the rear of the property is a detached two-storey beer store and adjacent is a skittle alley, with a gravel car park at the rear of the site.



Google © Copyright (2023). All rights reserved.

White Hart Inn

Corfe, Taunton, Somerset TA3 7BU



Trade

The premises have previously traded as a traditional village pub, offering good quality pub food. The business is reliant on local trade and a quality food offer will be essential to drawing destination trade from further afield. The skittle alley will attract teams and should add to the trading potential of the site throughout the week. No trading information is available and the business is currently closed.

Accommodation

Ground Floor

The customer entrance to the property is from the side of the building, which leads into the main bar area. This is presented in a traditional country style with exposed beams and stone walls, part wooden flooring and part Lino floor tiles, arranged around a large dark wooden servery. A wood burner is situated in the centre of the room and loose wooden tables and chairs accommodate approximately 50 customers.

To the front of the property is a separate bar area, with a dedicated wooden servery. The space benefits from a large stone fireplace, exposed stone walls and glazed doors lead out onto the external drinking terrace to the front of the property. Loose wooden tables and chairs provided seating for 30 customers.

Adjacent to the main bar is the trade kitchen. This is fitted with six-ring gas stove, grill, fryers, wash-up area, fridge freezer and a full extraction system. Additional accommodation at ground floor level comprises male and female customer WCs.

First Floor

Separate staircases at either side of the ground floor lead to the manager's accommodation at first floor. This comprises 3 double bedrooms, a lounge area, office, a family bathroom and two separate WCs, each with sink.

White Hart Inn

Corfe, Taunton, Somerset TA3 7BU



File Ref: W-319913

Beer Store - to the rear of the original building is a detached two-storey beer store of stone construction with a pitched tile roof. The ground floor comprises a temperature-controlled beer store with cooling equipment. At first floor is dry storage space.

Skittle Alley - adjacent to the beer store is a detached single-storey skittle alley of rendered stone construction under a pitched tile roof. The interior comprises a wooden bowling alley and a seating area with banquettes, stools and wooden chairs for 15 customers.

External

To the front of the property is a small paved drinking area with space for 15 customers. At the rear of the site, beyond the skittle alley, is a gravel car park with space for 15 vehicles.

Tenure

We are advised the premises are held freehold.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

The property is neither Listed nor situated within a Conservation Area.

Development

The property has Sui Generis consent for public house use. Alternative uses could be explored, subject to obtaining the necessary planning consents.



Licence

A premises licence prevails, the main licensable activities being:

Sale of Alcohol:

Sunday to Thursday 10:00 - 00:00

Friday, Saturday 10:00 - 01:00

Regulated Entertainment

Sunday to Thursday 20:00 - 00:00

Friday, Saturday 20:00 - 01:00

Business Rates

The property is in an area administered by Somerset West & Taunton Council. The 2023 Rateable Value has been assessed at £4,500.

100% small business rates relief might apply to this property.

EPC

The property has an EPC rating of D.

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Viewing

Strictly by appointment only through Fleurets West & South Wales office on 0117 923 8090.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

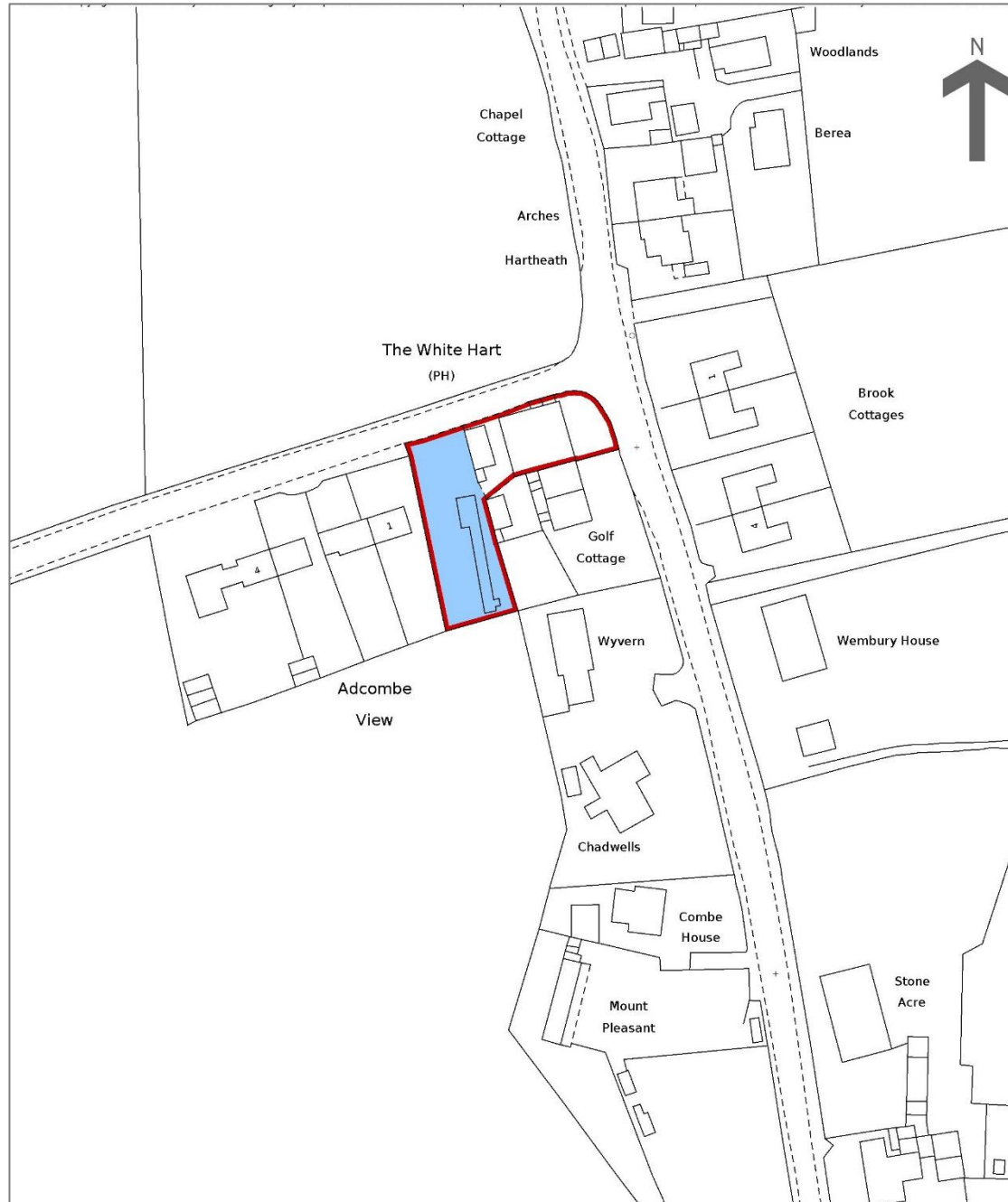


White Hart Inn

Corfe, Taunton, Somerset TA3 7BU



File Ref: W-319913



Ordnance Survey © Crown Copyright (2023) All rights reserved. Licence number 1000047722.

Our Services

- ▶ Agency - Buying & Selling
- ▶ Expert Witness
- ▶ Investment
- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
- ▶ Valuations
- ▶ Taxation, CPO, Consultancy & Litigation
- ▶ Planning Viability Reports

Fleurets 
Leisure Property Specialists

Important notice: Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

Our Regions



London

- ☎ 020 7280 4700
- ✉ london@fleurets.com



Midlands

- ☎ 0121 236 5252
- ✉ midlands@fleurets.com



North West

- ☎ 0161 683 5445
- ✉ northwest@fleurets.com



North

- ☎ 0113 234 0304
- ✉ north@fleurets.com



West & South Wales

- ☎ 0117 923 8090
- ✉ west@fleurets.com



South

- ☎ 01273 429500
- ✉ south@fleurets.com



East

- ☎ 01223 402600
- ✉ east@fleurets.com



Scotland

- ☎ 020 7280 4700
- ✉ scotland@fleurets.com