

WHITE HART

MAIN ROAD, SIBSEY, BOSTON PE22 OTN



Purchase this Business – OIRO £13,000

Rent Following Extensive Refurbishment - £23,000pa (£441/week)

Profit Partnership Plus Agreement

This pub is available on a 3-year secured tenancy (i.e. automatically renewable) and **the purchase price is reimbursed** when the business is sold back to Brewery, subject to conditions.

The Profit Partnership Plus agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Free and subsidised training courses
- Ingoing investment proportionate to expected returns
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs
- No rent reviews for the duration of the agreement

The Pub and its facilities

The White Hart occupies a highly prominent position in the heart of the village of Sibsey, benefitting from strong local support alongside valuable passing trade due to its kerbside frontage on a busy trunk road.

The entrance opens into a welcoming, open-plan bar area, complemented by a comfortable lounge featuring a cosy wood-burning stove. To the rear of the property is additional space currently used as a games room, which offers excellent potential to be converted into a dining area with approximately 20 covers. Externally, the pub benefits from ample customer parking to the rear, a well-proportioned courtyard, and an additional grassed seating area. Together, these create an attractive and sunny outdoor trading space ideal for warmer months. The White Hart is the only public house within a three-mile radius, giving it a strong and well-established trading position. With a substantial refurbishment programme planned, this presents an exciting opportunity for a new operator to put their own stamp on a village pub with significant potential.

The refurbishment plans – Including mood board

The planned refurbishment will return the White Hart to its former glory; a traditional, English village pub and community hub. A refreshed externally decorative street frontage. Internal timber panelling and an improved bar counter as the focal point with attractive banks of hand pulls. A real fireplace for cosiness and atmosphere in the colder months and a stylish beer garden for the Summer. Nooks and snugs with quirky alcoves and stylish décor including vintage brewery and beer artworks with hand painted Lincolnshire themed words of wisdom. A well-appointed kitchen with a takeaway servery window and a range of dining areas within.



Neighbourhood

The White Hart is a standout traditional English pub in the thriving village of Sibsey, perfectly positioned just four miles north of Boston on the busy A16. With an impressive flow of nearly 1,200 vehicles passing every hour, it enjoys exceptional visibility and constant exposure to both local traffic and the steady stream of visitors travelling to and from the popular seaside destination of Skegness — creating outstanding potential for strong food and drink-led trade.

Adding to its appeal, the pub sits just a short stroll from the iconic Grade II listed Sibsey Trader Windmill, a much-loved local landmark currently undergoing major refurbishment that is set to attract even greater visitor numbers to the area.

The future for Sibsey is equally bright. The village is continuing to expand, with several new residential developments bringing a growing population and an ever-strengthening local

customer base. Positioned directly opposite the village primary school and within easy reach of several secondary schools, the White Hart is ideally placed at the heart of the community perfectly suited to become the go-to destination for families, locals, and passing trade alike. Combining character, location, visibility, and exciting growth potential, the White Hart offers a rare opportunity to build a highly successful and vibrant village pub business.

Licence details

Alcohol Sales

Monday to Sunday 0900-0200

Live & Recorded Music

Friday and Saturday – 1900-2330

Living accommodation

The White Hart offers versatile accommodation for both couples and families alike. The layout allows for up to 3 bedrooms and a dressing room or 2 bedrooms and an office along with a kitchen, bathroom and living room area.

Pub Facilities

- Kerbside location on busy trunk road
- Bright, open plan bar area
- Good size, well-appointed commercial kitchen
- Dining area with space for 20 covers that is currently used as a games room
- Large outside space to the rear
- Spacious tenants' accommodation with 2 large bedrooms one with dressing room along with an office that could be used as a third bedroom if required

Qualities that would make this pub thrive

- Experience in the licence trade is preferred but not essential
- Catering experience would be beneficial but not essential
- Someone with a vision who is passionate about pubs to help see it through the refurbishment

The Purchase Process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

We look forward to speaking with you.

Gallery

