



## THE WHITE HART

56 THE HIGHWAY, GREAT STAUGHTON, ST NEOTS,  
CAMBS PE19 4DA



**Purchase price – £9,000**

**Rent - £15,400pa (£295/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 in Great Staughton is a charming 17th-century Grade II listed coaching inn, ideally situated in the heart of the village.

The property features a welcoming main bar area with a feature inglenook fire place, complemented by restaurant spaces to both the front and rear, offering flexible dining arrangements with 30 covers. There is also a well-proportioned catering kitchen, suitable for a range of hospitality uses.

Externally, the inn benefits from a generous beer garden, perfect for enjoying a drink in the warmer months. To the rear, there is a large car park providing ample space for customers and visitors. There is also a large barn suitable for a variety of uses.

## **Neighbourhood**

Great Staughton is a charming village in Cambridgeshire, located around eight miles from Huntingdon. It is perhaps best known for its historic 1637 sundial which is next to The White Hart, which remains a focal point of village life. The Great Staughton Sundial is one of the village's most distinctive historic features. It dates back to 1637, making it an early example of a post-medieval public sundial in England.

You'll find it mounted on the exterior of St Andrew's Church, where it has been marking time for nearly four centuries

The village offers a range of local amenities, including a primary school, a doctor's surgery, and a butcher's shop, making it well-suited for everyday living. Great Staughton itself has a population of approximately 840 residents, with a wider surrounding population of just over 4,200.

Just two miles to the north of Great Staughton lies Grafham Water, a popular destination for anglers and water sports enthusiasts, as well as those who enjoy scenic walking routes. The area around Great Staughton also features a variety of countryside walks, many of which follow the picturesque River Kym.

For commuters, the nearest railway station is at St Neots, roughly a 15-minute drive away, offering direct train services to London.

## **Licence details**

### **Alcohol Sales**

Sunday to Thursday – 10:00-0000

Friday & Saturday – 10:00-01:00

### **Live Music indoors**

Friday & Saturday – 20:00-23:30

## Living accommodation

The living accommodation is in good decorative order throughout and comprises of 2 bedrooms, a living room and bathroom.

## Pub Facilities

- Good decorative order throughout
- Good sized and fully equipped commercial catering kitchen
- Inviting outside space
- Large car park

## Qualities which will make this pub thrive

You will need to be able to drive business through excellent standards and be passionate about village life and hosting community events. Experience in the licensed trade, especially with cask ales, is preferred but not essential

## 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



