



## WHITE HART

14 HIGH STREET, NETTLEHAM LINCOLN LN2 2PG



**Purchase this Business – £12,600**

**Rent - £22,995/annum (£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 is a Grade II listed building and an appealing community-led food pub, thoughtfully arranged across two distinct trading areas. The spacious main bar offers a warm and welcoming atmosphere, centred around a characterful log burner, while the separate lounge restaurant provides a more intimate dining setting with an open fire and seating for approximately 40 covers.

The lounge bar servery is ideally positioned to operate as a dedicated coffee station, presenting excellent scope to serve both diners and takeaway customers with a range of premium coffees and speciality hot beverages.

The food offering is supported by a well-equipped, generously sized commercial catering kitchen, designed to accommodate a high-quality food operation.

Externally, the property enjoys an especially attractive setting, backing onto a picturesque running beck that creates a charming waterside aspect. To the front, customers can enjoy a pleasant seating area and beer patio, complemented by convenient on-site car parking.

## **Neighbourhood**

Nettleham is widely regarded as one of the most desirable villages on the outskirts of Lincoln. With a population of over 4,000 and strong demand for housing, the village has seen several new residential developments in recent years, reflecting its enduring popularity with families and professionals alike.

The White Hart enjoys a prominent position on the approach into the village, just a short walk from the centre. Residents benefit from an excellent range of local amenities, including a Co-op Food convenience store, primary school, doctor's surgery, village hall, two further pubs, independent shops, cafés and a popular Greek takeaway.

The pub itself backs onto Nettleham Beck, a picturesque watercourse that winds through the heart of the village and is especially popular with walkers and cyclists.

Regular bus services provide easy access to Lincoln, making the village particularly attractive to commuters travelling the short distance into the city, while Lincoln Central railway station offers direct rail services to London.

The village is also steeped in history, home to the notable Saxon All Saints' Church, and has earned recognition as "Lincolnshire's Best Kept Village" on numerous occasions, reflecting its active and proud community spirit.

Adding further to its appeal, Lincoln Rugby Club is based in the village and enjoys considerable success, enhancing Nettleham's strong sporting and community atmosphere.

## Licence details

### Alcohol Sales

Monday to Thursday -08:00am – 11:00pm

Friday & Saturday – 08:00am – 11:30pm

Sunday –08:00am – 11:00pm

### Live & Recorded Music

Friday to Sunda – 12:00pm – 11:00pm

## Living Accommodation

The premises includes attractive private accommodation, offering a superb opportunity to enjoy comfortable on-site living in the heart of this highly desirable village. "The domestic living accommodation comprises 3 double bedrooms, a bathroom and a fitted kitchen. There is central heating throughout and the private quarters are in good decorative order.

## Pub Facilities

- Bright, open plan bar area
- Large well-appointed commercial kitchen
- Dining area with space for 40 covers
- Outside seating area
- Spacious tenants' accommodation with 3 large bedrooms

## 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

## 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

