

The White Hart

Kings Walk, Argent St, Grays, RM17 6HR



Key Highlights

- Freehold public house for sale
- Large beer garden to the rear
- 10 letting rooms
- Managers accommodation at first floor
- Function room at ground floor
- Car park for 12 vehicles
- Short distance from Grays Train Station
- Site extends to 0.36 acres (1,457 Sq M)
- **Offers invited in excess of £575,000**
- **[Google street view link](#)**

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Location

Located in the town of Grays, 13.2 miles (21.2 kilometres) south of Brentwood and 6.1 miles (9.8 kilometres) west of Stanford-le-Hope. The property is 2.5 miles (4 kilometres) east of Lakeside Shopping Centre which is the 11th largest shopping centre in Britain.

The White Hart is situated in a suburban area on the edge of the town centre surrounded by residential properties to the south, with South Essex College and the Essex Chambers of Commerce to the north.



Description

The property comprises a two storey detached building with a multi-pitched tiled roof and brick elevations. There is a single storey outbuilding in the garden that has been converted into two letting rooms.

Accommodation

Ground Floor

The ground floor provides an open trading area with a central bar servery and a private function room to the rear of the property with internal and external access. Ancillary areas include customer WC's and a manager's office.

Basement

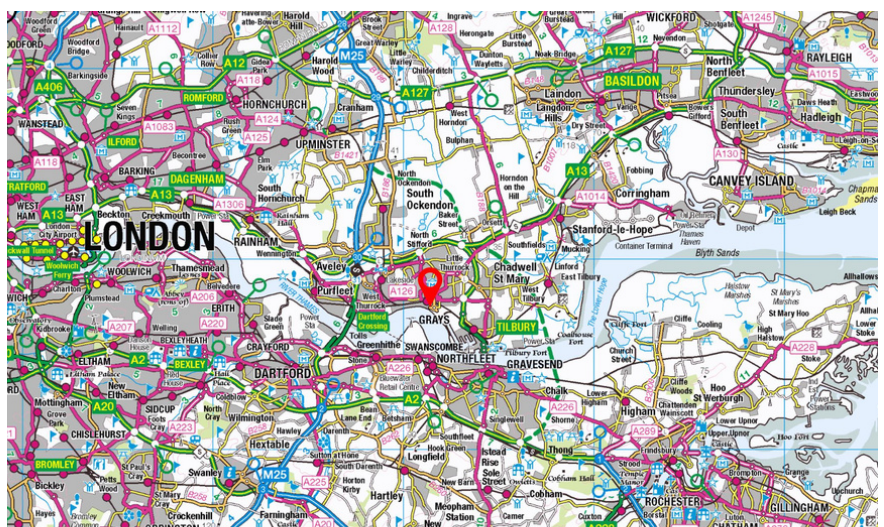
The basement provides a cellar and storage area with access via internal stairs behind the bar.

First Floor

The first floor provides 8 single bed letting rooms, with 3 bathrooms and communal kitchen, accessed externally from the rear of the property as well as internally from behind the bar. The managers accommodation comprises a bedroom, lounge, office and bathroom.

External

There is an enclosed beer garden to the rear of the property as well as a detached outbuilding which has been converted to provide 2 further en-suite letting rooms. There is car parking to the side of the property for circa 12 vehicles.

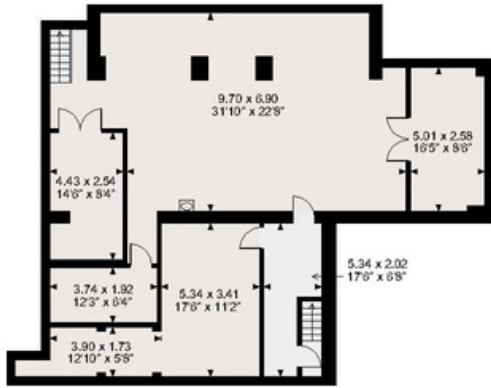


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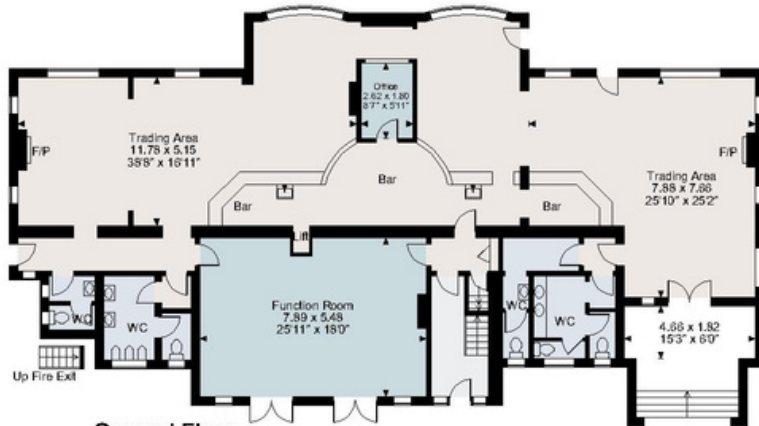


Cellar

The White Hart, Grays
 Ground Floor gross internal area = 2,881 sq ft / 268 sq m
 Cellar gross internal area = 1,626 sq ft / 151 sq m
 First Floor gross internal area = 2,110 sq ft / 196 sq m
 Outbuilding gross internal area = 390 sq ft / 36 sq m
 Balcony external area = 190 sq ft / 18 sq m
 Total gross internal area = 7,007 sq ft / 651 sq m



Outbuilding



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Planning

The White Hart is Grade II Listed but is not situated within a conservation area.

Premises Licence

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol under the following hours:

- Sunday to Thursday - 09:00 to 00:00
- Friday and Saturday - 09:00 to 01:00

Rateable Value

2023 - £17,000

EPC

D-80

Tenure

The property is held freehold (Title Number EX578966) and is available with vacant possession.

Guide Price

Offers in excess of £575,000 plus VAT

Fixtures & Fittings

Fixtures & Fittings are excluded from the sale.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewings

All viewings must be made by prior appointment via the sole selling agents Savills.



Contact

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