



HARVEY'S
BREWERY



The Cricketers' Arms

Berwick Village, Polegate, East Sussex, BN26 6SP

To let under tenancy

Minimum capital requirement circa £25 - £30k

The Cricketers' Arms is a beautifully authentic rural destination cottage tavern. The only pub in Sussex to feature on the CAMRA heritage inventory with beer served straight from the cask.

Beautiful picturesque gardens and an artificial wetland to the rear greet the many walkers who drop in from the South Downs Way, or after visiting the nearby Long Man of Wilmington.

Available June.

Next Steps

We anticipate there to be a lot of interest in this site. To be considered for the tenancy, please initially view as a customer, then register an interest via completion of our online form or contact our Tenanted Estate Manager, Dave Paterson via email dpaterson@harveys.org.uk or call 07771 431206.

Location

The Cricketers is found just yards from the A27, situated almost half way between Lewes and Eastbourne

It's also situated along the highly popular South Downs Way walking route. Just a 25 minute walk from Berwick train station and a short walk or 4 minute drive to the picturesque village of Alfriston.



Accommodation

Trade

Combined dining and bar areas spread across 3 sections. Beer straight from the cask.

Large gardens to front and rear and plenty of car parking.

Domestic

The domestic accommodation comprises two bedrooms and two living areas, en-suite shower and toilet.



Requirements

We are looking for experienced operators, with good catering skills who can further the potential and improve on this already established site.

A personal licence and BII PEAT Certificate are a requirement.

Terms

Five year tenancy agreement. Full tie for beers, wines, spirits and minerals. Rent is negotiable, POA. Additional service rent to cover service and maintenance costs.

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2014	104	10	547	790	15
2015	102	10	527	816	13
2016	97	10	506	813	13
2017	98	10	455	767	13
2018	88	9	384	719	12