



HARVEY'S  
BREWERY



## Elephants Head

Hook Green, Lamberhurst, Kent, TN3 8LJ

### To let under tenancy

Minimum capital requirement circa £40,000 - £50,000

The Elephants Head is a lovely rural country food-lead destination pub in Kent. This beautiful 15<sup>th</sup> century building has all the best features including low timber beams and a stunning inglenook fireplace. There is a large car park and front garden area along with a large south facing rear outside garden area looking across the wonderful Kent countryside.

Available now.

### Next Steps

Please initially view as a customer, then register an interest via completion of our online form or email your details and notify interest to Miss Stevie Riggs at [sriggs@harveys.org.uk](mailto:sriggs@harveys.org.uk)

## About

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The Elephants Head is a very traditional pub with a conservatory looking out to the garden. The brewery has carried out extensive refurbishment works to the house recently, including refurbishing the trade areas, new commercial kitchen and improvements to the domestic accommodation.

## Location

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Situated on the B2169, six miles from Tunbridge Wells.

Surrounded by National Trust areas of interest.

## Accommodation

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### Trade

Main bar and dining area. Commercial kitchen.  
Rear garden area and car park.

### Domestic

The domestic accommodation comprises three bedrooms, sitting room, kitchen and bathroom.

## Requirements

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We are looking for experienced operators, with good catering skills who are prepared to market and develop this improving business. A personal license is a requirement.

## Terms

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Five year tenancy agreement. Full tie for beers, wines, spirits and minerals.  
Rent is to be stepped over 3 years, starting at circa £25,000 pa.

## Trade

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	Beer	Cider	Wine	Minerals	Spirits
2013	141	13	395	133	24
2014	143	10	444	285	20
2015	78	6	316	265	19
2016	70	6	254	303	15
2017 To date	81	6	228	244	12