



# HARVEY'S BREWERY



## The Nags Head

28 High Street, Sunningdale, Berkshire, SL5 0NG

### To let under tenancy

Minimum capital requirement circa £20,000

Warm and cosy, traditional Victorian building offering contemporary interiors, open fire, large garden and offers the only pint of Harvey's available for miles.

Good food offering, locally sourced pub classics. With the additional bonus of a herb and vegetable garden on-site allowing you to offer a straight from the ground, to the kitchen, fresh veg experience.

Available Immediately.

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### Next Steps

Please initially view as a customer, then register an interest via completion of our online form or contact our Tied Estate Manager, Dave Paterson via email [dpaterson@harveys.org.uk](mailto:dpaterson@harveys.org.uk) or call 07771 431206.

## Location

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Suburban location, situated within a dormitory village to the South of Windsor Great Park.

A 15 minute walk from the nearest station and just a short drive from Ascot Racecourse.

## Accommodation

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### Trade

Good wet and dry offering. There is plenty of opportunity to further develop a solid, sustainable, community led business.

### Domestic

The domestic accommodation comprises of a one bedroom self-contained flat on the first floor.

## Requirements

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We are looking for a motivated couple or single person with a strong community interest and catering skills who can continue to develop the business. A personal license and BII Pre-Entry Awareness Training Certificate are a requirement.

## Terms

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Five year tenancy agreement. Full tie for beers, wines, spirits and minerals. Rent is estimated at circa £25,000 pa. Plus service rent to cover annual service maintenance arrangements.

## Trade

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	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2014	86	10	166	155	34
2015	110	13	244	209	41
2016	103	10	278	181	42
2017	92	8	369	150	33
2018 To Date	27	2	103	66	11