



HARVEY'S
BREWERY



Royal Oak

High Street, Barcombe, East Sussex, BN8 5BA

To let under tenancy

Minimum capital requirement circa £25,000

The Royal Oak in Barcombe is an unspoiled, community pub with original features, a cosy pub garden to the rear for sunny afternoons and a roaring open fire for the colder ones.

Boasting bar and dining areas as well as a spacious function room ideal for parties and business meetings, complete with traditional pub skittle alley.

Available now.

Next Steps

Please initially view as a customer, then register an interest via completion of our online form or contact our Licensed Estate Manager, Dave Paterson on 07771 431206 or via email to dpaterson@harveys.org.uk

About

Traditional, well-frequented community pub with original features, as well as decent sized function room complete with skittle alley.

Has bench seating to the front and cosy garden to the rear, good size accommodation and recently refurbished kitchen

Location

Prominently situated in the High Street of Barcombe village. The only pub in the village and within a conservation area.

4 miles due North of the County Town of Lewes and equidistant between the A275 to the West and A26 to the East.

Accommodation

Trade

Main bar and separate dining area. Large open plan function room. Recently updated commercial kitchen.
Rear garden space and small car park.

Domestic

The domestic accommodation comprises three bedrooms, sitting room, good sized kitchen/breakfast room and shower room and separate bathroom.

Requirements

We are looking for experienced operators, with good catering skills who are prepared to market and develop this site to its full potential.

A personal licence and recent BII PEAT Certificate are a requirement.

Terms

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

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2014	168	17	610	514	78
2015	159	18	588	468	78
2016	156	15	447	356	79
2017	151	17	425	381	73
2018	98	9	296	269	48