



HARVEY'S
BREWERY



The Swan Inn

Red Lion Street, Midhurst, West Sussex, GU29 9PB

To let under tenancy
Minimum capital requirement circa £20,000

Former coaching house set in a prominent position within the picturesque and historic market town of Midhurst, with good food and drink offering potential as well as a number of en-suite letting rooms.

Available November

Next Steps

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

About

First established as a coaching inn in 1770, the Swan Inn retains much of its antique charm.

The site has a number of en-suite letting rooms available, all in good decorative order. The exterior has also recently been redecorated to a high finish.

Parking available to the rear and some exterior seating to the side.

Location

The Swan Inn is centrally located in the picturesque and historic market town of Midhurst.

Situated directly opposite popular Market Square, which holds regular activities and opportunities for passing trade.

Accommodation

Trade

Good sized food and drink establishment with a large central bar area and good sized kitchen. A number of en-suite letting rooms offering bed and breakfast. There is plenty of opportunity for further development.

Domestic

Generous accommodation includes four bedrooms, bathroom, sitting room, separate kitchen and cellar room across three floors.

Requirements

We are looking for a motivated and innovative couple, or single person, with a strong community interest and 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, along with a well-considered business plan.

Terms

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

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2015	75	14	89	158	59
2016	65	13	68	135	38
2017	69	10	106	155	22
2018	63	6	102	119	19
2019 to date	29	3	53	63	6