



HARVEY'S
BREWERY



The Phoenix

348 Clapham Road, Stockwell, London, SW9 9AR

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

Sizeable corner situated establishment offering a traditional atmosphere. Five minutes from Clapham High Street and with good transport links in either direction. Popular for sporting and community events, offering an upstairs function space and secret garden gem.

Available now.

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



Accommodation

Trade

Good sized open plan food and drink establishment with an attractive bar area and reasonable sized kitchen. Upstairs there is further seating in an area which can also be closed off for private functions and business meetings. There is plenty of opportunity for further development.

Domestic

Good sized accommodation comprising of two bedrooms, bathroom and kitchen/living

Requirements

We are looking for a motivated and innovative people person, or couple, with creativity 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
2017	132	5	441	255	68
2018	109	11	203	226	57
2019	18	15	212	236	45
2020	76	7	90	295	43
2021 to date	56	4	71	105	45