



HARVEY'S BREWERY



The Constant Service

96 Islingword Road, Brighton, East Sussex, BN2 9SJ

Coming Soon – To let under tenancy Minimum capital requirement circa £25,000

An excellent opportunity has arisen for an experienced publican to take on the tenancy at the Constant Service, a cosy establishment currently offering a “vinyl only” music experience, traditional pub food and a good selection of ales in the heart of residential Hanover, just outside central Brighton.

Expected to the market early 2023.

Next Steps

Please initially view as a customer, then register an interest via completion of our online form or contact our Estate Services department at estateservices@harveys.org.uk

About

The Constant Service is a popular dog-friendly venue offering a warm welcome to neighbors and newcomers alike.

Featuring an award-winning garden, good quality hearty pub grub, classical and contemporary music played on vinyl along with regular quiz nights and live music events, and multiple TV's showing sporting events.

Location

Situated in the heart of popular residential area, Hanover, walking distance from central Brighton.

Many frequently stopping buses nearby and a 20 minute walk to the main train station.

Accommodation

Trade

Popular food and drink establishment with plenty of cask ales available. Award-winning garden outside with patio heaters for the colder months.

Domestic

Accommodation includes living room, kitchenette, bathroom and bedroom in flat above pub.

Requirements

We are looking for a keen operator 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
2018	238	36	444	167	106
2019	212	33	438	144	113
2020	75	7	130	59	32
2021	126	11	218	93	65
2022 to date	182	18	357	143	98