



HARVEY'S BREWERY



Two Brewers

Maidstone Road, Hadlow, Kent, TN11 0DN

To let under tenancy

Minimum capital requirement circa £25,000

The Two Brewers is a friendly village pub situated in a picturesque area of Kent. The pub has potential for a good food offering and boasts a lovely large garden area, perfect for sunny afternoons. It is also situated in an ideal spot near the historic Follie at Hadlow.

Available Immediately.

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 Two Brewers is a local community village pub with a broad following. It offers good home-cooked food and a friendly atmosphere.

Small car park to the rear. Pool table and dart board on site. Dog and family friendly.

Location

The Two Brewers is located on the A26, four miles from Tonbridge, eight miles from Maidstone and six miles from Tunbridge Wells.

Accommodation

Trade

One large bar area with approx. 40 covers. Large garden areas and good size car park to the rear. Commercial kitchen.

Domestic

The domestic accommodation comprises a large self-contained flat with sitting room, kitchen, two bathrooms and three bedrooms.

Requirements

We are looking for a motivated and innovative couple, or single person, with a strong community interest.

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

	Beer	Cider	Wine	Minerals	Spirits
2018	121	10	101	157	21
2019	55	2	14	102	5
2020	30	1	13	33	3
2021	33	2	17	57	3
2022	51	5	82	92	5