



HARVEY'S
BREWERY



The Red Lion

Lion Lane, Turners Hill, West Sussex, RH10 4NU

To let under tenancy

Minimum capital requirement circa £25,000

Hidden 16th-century village gem offering an intimate and traditional feel.

Off the beaten track but in an elevated position on the roadside, this good sized dog friendly site benefits from parking and a wonderful garden. With a great food offering, a friendly atmosphere and regularly featuring in the Good Beer Guide.

Available Now.

Next Steps

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

About

Beautiful 16th century coaching house with a long-standing heritage for providing good quality food and drink.

Dog and family friendly. Regularly hosting open mic evenings and showing live sporting events.

The Red Lion is a focal point of the village which has served the local community for centuries.

Location

Just off the main B2110 in Lion Lane and just a 3-minute walk to the nearest bus stop.

5 minutes away from Wakehurst Place and the South of England Showground and other popular attractions close by.

Accommodation

Trade

Good sized trade area offering both food and drink and generous trade kitchen. Sizeable and well maintained beer garden and car park.

Domestic

Good sized accommodation includes two bedrooms, bathroom and living room. Further area, formerly a function room, now used as extension to the accommodation.

Requirements

We are looking for a dynamic and creative couple, or individual, possessing excellent people skills and a commitment to community engagement, prepared to promote and unlock the full potential of this site.

A personal licence and recent BII PEAT Certificate are a requirement, along with a well-considered business plan and projected P&L.

Terms

Five year tenancy agreement. Full tie for beers, wines, spirits and minerals. Rent £35k per annum, with additional service rent to cover some servicing and maintenance costs.

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2019	244	12	397	293	39
2020	127	7	177	135	14
2021	151	11	219	230	23
2022	178	12	234	392	25
2023 to date	116	21	180	222	8