



HARVEY'S
BREWERY



The Rose and Crown

Ham Lane, Burwash, East Sussex, TN19 7ER

To let under tenancy Minimum capital requirement circa £45k

Situated down a narrow lane within the picturesque and historic town of Burwash, with established gardens, good food and drink offering, popular live music sessions as well as a number of en-suite letting rooms.

Available Now.

Next Steps

Please initially view as a customer, then register an interest via completion of our online form or email a copy of your C.V. to estateservices@harveys.org.uk to receive an application form.

About

Located in the heart of the picturesque village of Burwash; parts of this beautiful pub date back to Tudor times.

The pub has historic timbers everywhere, an original internal well and open log fire.

The site features two beautifully cared for garden areas and a number of ensuite letting rooms.

Location

The Rose and Crown is situated in the historic Tudor market village of Burwash.

The pub is situated down a narrow lane off the A265 which runs through the centre of Burwash and a short distance from Bateman's the former home of Rudyard Kipling.

Accommodation

Trade

Good sized food and drink establishment with a large central bar area, a separate dining area and good sized kitchen. A number of en-suite letting rooms offering bed and breakfast. There are two beautiful garden areas and plenty of opportunity for further development within the business.

Domestic

Good sized accommodation includes three bedrooms, bathroom, sitting room and separate kitchen across two floors.

Requirements

We are looking for a motivated and innovative couple, or single person, with a strong community interest, hosting 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 at £32k per annum, with additional service rent to cover servicing and maintenance costs estimated at £55 per week.

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2019	192	16	706	527	40
2020	101	10	350	214	21
2021	114	10	451	271	29
2022	173	15	506	501	65
2023	142	10	450	382	39