



HARVEY'S
BREWERY



The Bridge Inn

Bridge Street, Newhaven, BN9 9PH

To let under tenancy

Minimum capital requirement circa £30,000^{TBC}

Greatly anticipated reopening of this newly refurbished site with historical links to the King of France Louis Philippe. Prominent Town Centre position renovated to a high standard.

Available Shortly.

Next Steps

Please register an interest via completion of our online form or contact our Estate Coordinator, Miss Stevie Riggs at sriggs@harveys.org.uk

About

Built in the 18th century as a Georgian residence, the Bridge Inn famously housed King Louis Philippe of France after he fled during the revolution.

Having been closed since purchase due to unforeseen restrictions, this site is currently under renovation to a high standard and the reopening will be greatly anticipated by the local community and surrounding visitors.

Location

Situated in a prominent position within Newhaven Town Centre and visible from the one-way system, the busy port and train station are within a couple of minutes' walk with main bus routes close by.

The town of Newhaven is currently undergoing a regeneration scheme and local authorities are investing in many local projects and housing.

Accommodation

Trade

Primarily a wet led venue with approx.. 60 covers plus an additional outside seating space. There will be a small prep kitchen with potential for an electric set-up, or "prepared off site" operation.

Domestic

Good sized maisonette to include bathroom, office, kitchen, lounge, additional toilet and large bedroom with dressing area.

Requirements

We are looking for a motivated and innovative couple, or single person, with great people skills and a strong community interest, 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 £30k to be reviewed after year 1, with additional service rent to cover some servicing and maintenance costs.

Trade

Due to this site being a new addition to our estate following a period of closure, trading information is not currently available.