



HARVEY'S
BREWERY



The Kings Head

146 South Road, Hailsham, BN27 3NJ

To let under tenancy

Minimum capital requirement circa £20,000

Good sized traditional community pub with a welcoming atmosphere, log fire and friendly locals. Featuring classic pub games, a large enclosed rear garden and a good-sized car park.

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

One of the oldest within the Harvey's estate, the dog friendly Kings Head has a central bar which serves the main bar area and a separate restaurant area.

Large well kept outside space to the rear of the property and ample parking to the front.

Offering pool, darts and toads as well as a space for meetings this site has a lot to offer.

Location

The Kings Head Cacklebury is situated in a visible spot located just outside Hailsham town along the A295 amongst plenty of housing and close to the busy Diplocks Way Industrial areas, with bus stops close by in both directions.

Accommodation

Trade

Currently being operated as a wet led venue but has a commercial kitchen, restaurant area and has previously provided a good food offering. Wraparound bar serves both main areas and there is a large outside space to the rear which has previously hosted a number of music events.

Domestic

Large living space over 2 floors. Two large double bedrooms, one with en-suite, large sitting room and family bathroom. Additionally, there is a large second floor space with access restrictions.

Please note there are no kitchen facilities within the domestic 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 £17k per annum, with additional service rent to cover some servicing and maintenance costs.

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2019	128	14	167	207	34
2020	54	4	45	45	8
2021	69	8	85	108	17
2022	74	16	99	110	25
2023	91	13	147	157	43