



HARVEY'S BREWERY



The Garland

5 Brighton Road, Redhill, Surrey, RH1 6PP

To let under tenancy Minimum capital requirement circa £18k

An unexpected opportunity to take on this historic gem in Redhill – a multiple CAMRA award winning classic Victoria site within a prominent building dating back to 1865.

Serving the full range of Harvey's draught beers and celebrated by CAMRA for its exceptional ales, vibrant live music, and unbeatable atmosphere, this generous-sized street corner site is a true local treasure.

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 department at estateservices@harveys.org.uk

About

Recently improvements, and a welcome return to the food offering, the current tenant has invested much time and effort and laid the groundwork for improved success during their tenure. With recent improvements to the outdoor space and a renewed warm welcome the Garland has already seen an increase in custom and the return of many local clubs and societies along with regular darts and bar billiards teams.

Location

Situated just south of the Town Centre along a main route in and out of town, and within 7 minutes' walk of Redhill train station.

Accommodation

Trade

Good sized central bar servicing all sides of a generous trade space with additional function/meeting room. Commercial kitchen recently reinstated with welcome return to the food offering as well as a greatly improved outside space to the rear complete with the added bonus of a pizza oven.

Domestic

Very generous 3 double bedroom flat above the pub with modern kitchen, large living room and bathroom.

Requirements

This site presents the ideal opportunity for a motivated and innovative couple, or partnership, with a strong community interest, fresh ideas and multi skilled experience to continue and expand on the recently improved potential of the Garland.

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 £35k per annum, with additional service rent to cover some service and maintenance costs.

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2020	99	8	94	89	57
2021	98	9	128	94	53
2022	193	30	243	191	96
2023	126	19	161	137	72
2024 To Date	45	6	67	31	8