



HARVEY'S
BREWERY



The Hurst Arms

76 Willingdon Road, Eastbourne, East Sussex, BN21 1TW

To let under tenancy

Minimum capital requirement circa £25,000

Good sized wet-led corner site in the popular seaside town of Eastbourne.

Featuring 7 real ale pumps, this popular CAMRA award winning local services all trading areas with its centrally located bar, and offers a welcoming and friendly space to all. Added benefits include a beautifully well-kept beer garden and a number of popular pub games.

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

Wonderful beer garden, and a popular CAMRA venue having been pub of the year runners-up in 2019 and 2022 and local winners in 2020, and featured in the Good Beer Guide in 2022/23.

Hosting to a regular Sunday meat raffle, occasional BBQ's, and a monthly quiz with two TV's, pool table, dartboard and a jukebox also on offer.

Location

Located in the popular Ocklynge area of Eastbourne and just a short walk from the town Centre, the Hurst sits in a prominent and attractive corner position along the A2270, with bus stops in both directions close by and train links a short walk away.

Accommodation

Trade

Wet led venue focused around a centrally located bar serving the bar, lounge and games areas. There is a small kitchen area, not in use and a good-sized attractive beer garden to the front. Small parking area to the rear.

Domestic

There is due to be some alterations to the domestic accommodation but the end result will provide the tenant a good-sized accommodation located on the first floor consisting of 2 double bedrooms, lounge and separate kitchen/dining area. Office and bathroom.
The second floor consists of privately rented accommodation.

Requirements

We are looking for a motivated and innovative operator, 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 necessary requirement, along with a well-considered business plan.

Terms

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

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2020	64	8	122	67	38
2021	98	10	150	101	44
2022	120	16	216	163	69
2023	115	16	231	135	55
2024 to date	53	7	147	72	22