

THE ALMA ARMS

65 Framfield Road, Uckfield, East Sussex, TN22 5AJ

TO LET UNDER TENANCY

Minimum capital requirement circa £25,000

Rarely available, the Alma Arms is a great sized popular local, centrally positioned in the residential heart of Uckfield.

Recently decorated externally, the Alma features a large trade area with a meeting space, good sized function area, large car park and garden with large patio to the rear with a play area.



NEXT STEPS

Please initially visit the site 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

Large trade area with separate function room, a good sized car park and outside space with a large patio and play area.

Live sports advertised and many popular pub games on offer including darts, toads and machines.

Regular quiz and acoustic sessions currently being advertised.

LOCATION

Situated within a busy residential area on the B2102. Good transport links with Uckfield Train Station less than 10 minutes walk and main route bus stops very close by.

ACCOMMODATION

TRADE

Currently operating as a wet led venue but has offered food in the past and still offer a buffet option for functions and meetings. There is a large function room to the rear of the site which opens out onto a good-sized outside space.

DOMESTIC

Large accommodation with a private entrance, includes two bedrooms and a further third bedroom which could be utilised as an office space or further living area. There is also a living room, bathroom and separate W.C., private kitchen and a large storage room.

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. Asking rent of £38k per annum, payable weekly, with additional weekly service rent to cover regular servicing and maintenance costs.

TRADE

| | Barrels | | Gallons | | |
|--------------|---------|-------|---------|----------|---------|
| | Beer | Cider | Wine | Minerals | Spirits |
| 2021 | 90 | 17 | 230 | 130 | 21 |
| 2022 | 152 | 25 | 263 | 190 | 17 |
| 2023 | 138 | 24 | 304 | 219 | 19 |
| 2024 | 129 | 24 | 336 | 215 | 18 |
| 2025 To Date | 82 | 19 | 231 | 142 | 12 |