

THE RED LION

Lion Lane, Turners Hill, West Sussex, RH10 4NU

TO LET UNDER TENANCY

Minimum capital requirement circa £25,000

16th century village gem offering an intimate and traditional feel.

Off the beaten track but in an elevated position on the roadside, this good-sized dog friendly site benefits from parking and a wonderful garden. With the facilities for a great food offering, a friendly atmosphere and a regular entry in the Good Beer Guide.

Available Now.



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

Beautiful 16th century coaching house with a long-standing heritage for providing good quality food and drink.

Dog and family friendly. Regularly hosting open mic evenings and showing live sporting events.

The Red Lion is a focal point of the village which has served the local community for centuries.

LOCATION

Just off the main B2110 in Lion Lane and just a 3-minute walk to the nearest bus stop.

Tulleys Farm, Wakehurst Place and the South of England Showground are all within a 10 minute drive as well as a host of other local attractions close by.

ACCOMMODATION

TRADE

Good sized trade area offering both food and drink and a generously sized trade kitchen. Sizeable and well-maintained beer garden and car park.

DOMESTIC

Good sized accommodation includes two bedrooms, bathroom and living room. Further upstairs area, with potential for small functions, meetings or private dining.

REQUIREMENTS

We are looking for a dynamic and creating couple, or individual, possessing excellent people skills and commitment to community engagement, prepared to promote and unlock the full potential of this site.

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 £37k per annum, payable weekly, with additional weekly service rent to cover regular servicing and maintenance costs.

TRADE

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2022	178	12	234	392	25
2023	124	7	183	230	10
2024	147	6	262	290	13
2025	128	5	260	296	16
2026 To Date	58	2	98	135	10