

THE BRIDGE INN

Bridge Street, Newhaven, BN9 9PH

TO LET UNDER TENANCY

Minimum capital requirement circa £30,000

Recently refurbished, The Bridge Inn holds a special place in the history and culture of Newhaven. In a prominent central location, the 18th century Georgian building famously housed King Louis Philippe of France during the French revolution.

Offering a warm and inviting atmosphere with a great food offering and fine selection of Harvey's cask ales, keg beers and spirits.

Available soon.



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

The property underwent an extensive refurbishment, reopening in 2024 and trade is steadily growing. It now offers a warm and welcoming atmosphere, a good food offering, regular quizzes and events.

There's further potential for introduction of a darts team with popular local leagues already in place.

LOCATION

Situated in a prominent position within Newhaven Town Centre and visible from the one-way system, the busy port and train station are within a couple of minutes' walk with main bus routes close by.

The town of Newhaven is currently undergoing a regeneration scheme and local authorities are investing in many local projects and housing in the area which is seeing promising new opportunities to the area.

ACCOMMODATION

TRADE

Good wet and dry offering with fully electric kitchen, central bar and some outside seating.

DOMESTIC

Good sized maisonette to include bathroom, office, kitchen, lounge, additional toilet and large bedroom with dressing area. Reduced height in some areas.
There are a number of privately rented flats above, owned and operated by the Brewery on a separate basis.

REQUIREMENTS

We are looking for a motivated and innovative couple, or single person, with great people skills and a strong community interest, prepared to further 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 £23k per annum, payable weekly, with additional weekly service rent to cover regular servicing and maintenance costs.

TRADE

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2024	56	7	199	149	48
2025	101	11	277	197	40
2026 To Date	67	7	183	136	35