



HARVEY'S
BREWERY



Elephants Head

Hook Green, Lamberhurst, Kent, TN3 8LJ

To let under tenancy

Minimum capital requirement circa £40,000 - £50,000

The Elephants Head is a lovely country pub in Kent. It has all the best features including low timber beams and wonderful open fireplaces. There is a front and rear outside garden area plus large car park. It looks onto the wonderful Kent countryside. It is a food-lead destination pub.

Find out more

Contact Andrew Christie on
07710761278

achristie@harveys.org.uk

or visit www.harveys.org.uk/trade/run-your-own-pub/

About

The Elephants Head is a very traditional pub with a conservatory looking out to the garden. The brewery has carried out extensive refurbishment works to the house recently. Including refurbishing the trade areas, new commercial kitchen and improvements to the domestic accommodation.

Location

On the B2169, six miles from Tunbridge Wells. Surrounded by National Trust Areas of Interest.

Accommodation

Trade

Main bar and dining area. Commercial kitchen.
Rear garden area and car park.

Domestic

Three bedrooms, sitting room, kitchen and bathroom.

Requirements

We are looking for experienced operators, with good catering skills, who are prepared to market and develop the business.

Terms

Five-year tenancy agreement. Full tie for beers, wines and spirits and minerals. Estimated rent to be discussed at the interview.

Trade

	Beer	Cider	Wine	Minerals	Spirits
'11/12	136	10	386	59	23
'12/13	139	13	393	193	23
'13/14	142	10	460	246	20
'14/15	69	6	279	295	20

Turnover for one year to August 2016

Wet: £116,934
Food: £122,345
Total: £239,279



Next Steps

Please initially view as a customer, then call to register an interest.
Contact Andrew Christie on 07710 761 278 or achristie@harveys.org.uk