



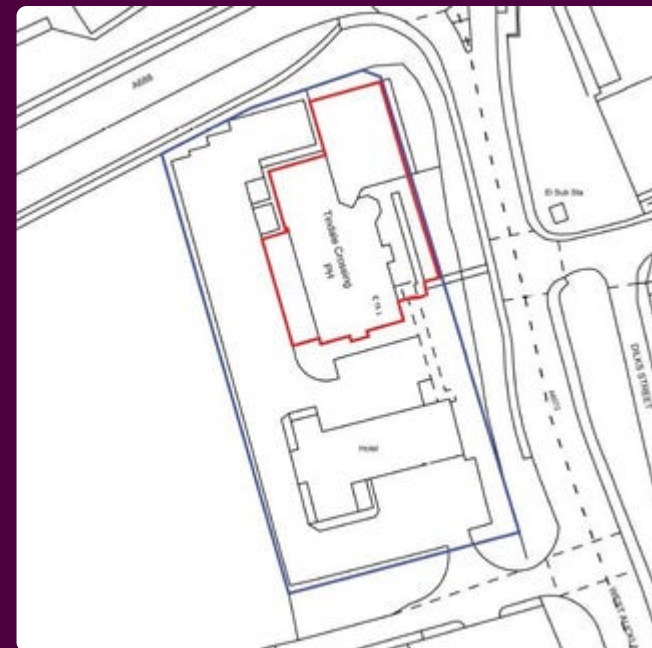
TINDALE CROSSING BREWERS FAYRE

West Auckland Road, Bishop Auckland, DL14 9AP

FREEHOLD: £575,000 PLUS VAT | REF: 4267921

KEY HIGHLIGHTS

- Turnkey operation in prime location
- Adjacent to Premier Inn (60 rooms)
- Indoor play area and beer garden
- 322 Covers including external seating
- Three bed managers accommodation
- Fully licensed | Energy rating B



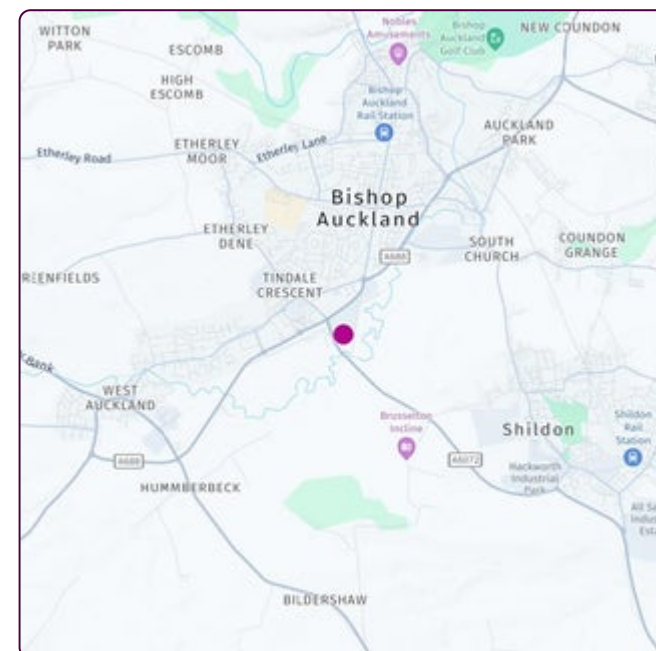
LOCATION

The Tindale Crossing Brewers Fayre in Bishop Auckland is located on the western edge of the town at the Tindale Crescent retail and leisure park. It sits just off the A689, providing convenient access from Bishop Auckland town centre as well as links towards Crook and the A1(M).

The restaurant is adjacent to the Premier Inn Bishop Auckland hotel and is surrounded by large retail stores and leisure operators, making it a well-positioned and easily accessible destination for both local residents and visitors travelling by car.

The site benefits from:

- Excellent road connectivity and accessibility
- A dense residential catchment within close proximity
- Strong family-oriented demographic, aligning with the current operating model



DESCRIPTION

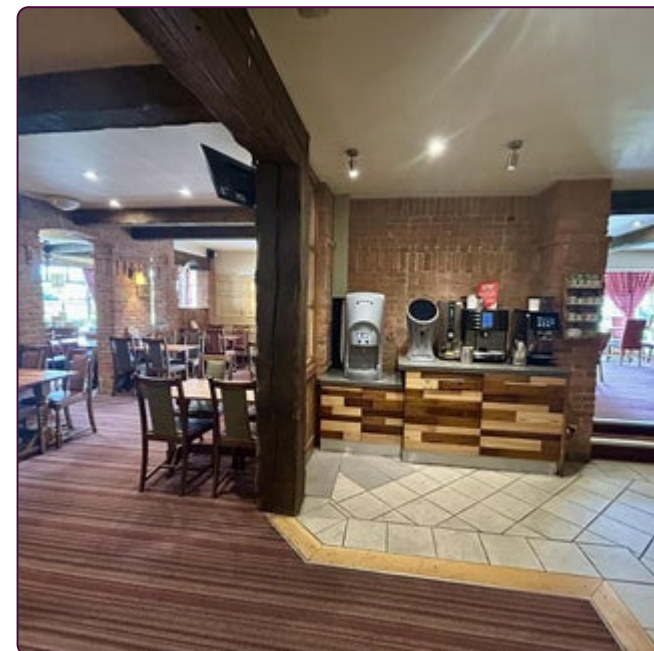
The property comprises a purpose-built, restaurant/bar building, designed in Brewers Fayre's recognisable contemporary style.

Constructed with a mix of traditional brickwork and modern cladding, the unit offers a welcoming and family-friendly aesthetic that integrates seamlessly within the wider leisure park environment.

The property also benefits from a direct pedestrian walkway linking the restaurant to the adjacent Premier Inn, providing a valuable and consistent source of additional trade. This convenient connection encourages hotel guests to utilise the restaurant for breakfast, lunch, and evening dining, enhancing occupancy-linked revenue potential.

For an incoming operator, this presents a significant opportunity to capture captive demand from overnight visitors, drive repeat custom, and further strengthen weekday trading performance, underpinning the site's strong year-round income profile.

* Sale price is subject to VAT



INTERNAL DETAILS

Internally, the building is configured to provide:

- A spacious open-plan dining area, suitable for high-volume family and casual dining (c.280 covers)
- Designated bar and waiting areas (c.40 covers)

A key feature of the premises is the dedicated indoor children's play area (c.34 covers), a highly desirable addition that enhances the family-friendly nature of the business and provides a strong draw for repeat custom and extended dwell time.

Ancillary areas include commercial grade kitchen, prep areas, cellar, storage, staff facilities, and customer amenities.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Mon - Fri: 6:30am - 10pm

Saturday: 7am - 10pm

Sunday: 7am - 9:30pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

This represents a rare opportunity to acquire a fully fitted, large-scale licensed restaurant within a proven trading location.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the indoor play area and established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning

The inclusion of the internal play facility provides a distinct competitive advantage, positioning the business as a destination venue for families within the region.

T&C'S LINK

[Click Here for Terms and Conditions](#)



OWNER'S ACCOMMODATION

On the upper floors, the property benefits from a useful provision of on-site staff/owner's accommodation, arranged to provide flexible living options:

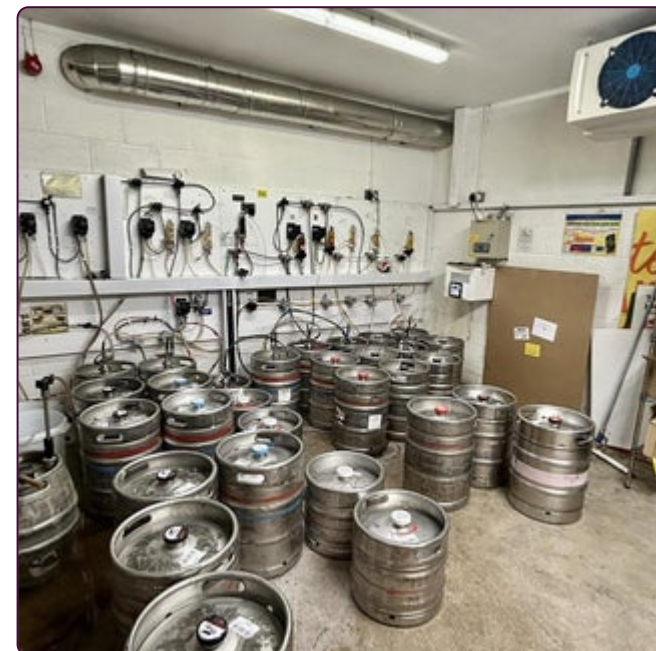
- A manager's flat comprising a comfortable double bedroom, lounge, kitchen, and bathroom
- A one-bedroom assistant manager's flat, including a bedroom, lounge with kitchenette, and a shower room with WC
- An additional one-bedroom bedsit, featuring a combined living/sleeping area, along with a separate shower room and WC

This well-configured accommodation offers excellent flexibility for owners and staff alike, supporting operational requirements and enhancing the overall appeal of the opportunity.

EXTERNAL DETAILS

Externally, the property is equally well configured:

- Generous shared car parking within the leisure park
- A well-presented external seating / patio area, (c.60 covers)
- Outdoor play area (c.40 covers)
- Prominent signage and roadside visibility
- Attractive landscaped surroundings and direct integration within the wider leisure scheme





STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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