



THE CHESWOLD - BREWERS FAYRE

Doncaster Leisure Park, Herten Way Bawtry Road, Doncaster, DN4 7NW

FREEHOLD: £450,000 PLUS VAT | REF: 5469166

KEY HIGHLIGHTS

- Freehold Restaurant and Bar
- Adjacent to Premier Inn (82 rooms)
- 200 + Covers internally and 200+ externally
- 86 Seater indoor child's play area
- Three bed managers accommodation
- Fully Licensed - EPC Rating C



LOCATION

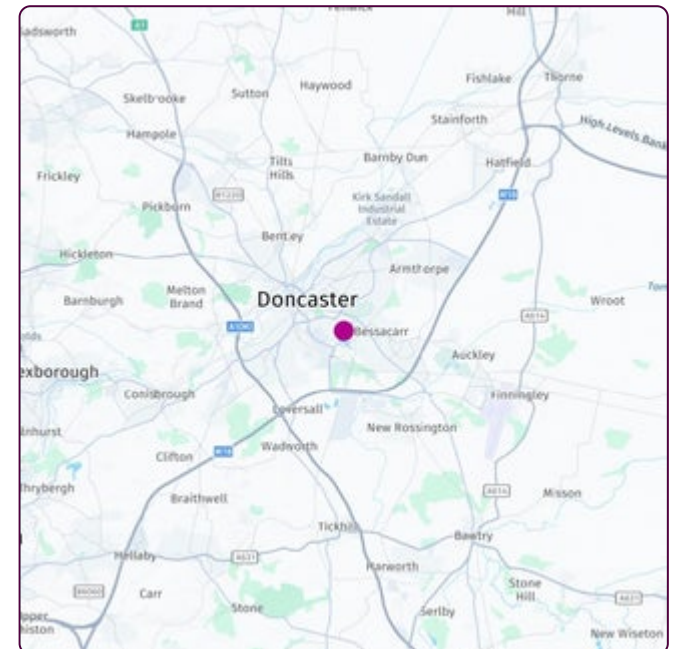
The Cheswold Brewers Fayre in Doncaster is located to the east of the town centre, just off key routes including the A638 and A18, with convenient access to the M18 motorway. It sits alongside the Premier Inn Doncaster Central East hotel within a mixed commercial setting, making it easily accessible for both local residents and visitors.

Prominently located within Doncaster Leisure Park, one of the town's primary leisure destinations, the site is close to a range of major amenities and attractions, including Doncaster town centre and the Lakeside retail area, as well as Doncaster Racecourse, Doncaster Dome leisure complex and Town Fields park.

It also benefits from nearby educational facilities and surrounding residential areas, with strong connectivity to additional retail, leisure and business destinations via the A18 and A638 corridors, supporting consistent footfall and passing trade.

Close to:
Doncaster Racecourse
Doncaster Dome leisure complex
Lakeside Village outlet centre (45+ brands)

Strong regional draw with retail, cinema and dining clustering.
Highly accessible via Bawtry Road and key arterial routes.



DESCRIPTION

Large, purpose-built Brewers Fayre pub restaurant in classic corporate family dining format.

Heavy emphasis on value, volume and family-friendly trading.

Established reputation as a destination for group and family dining.

* Sale price is subject to VAT



INTERNAL DETAILS

Open-plan bar and carvery / servery zones

Main restaurant seating areas

Dedicated indoor soft play facility (major driver of family trade)

Customer WCs and baby changing facilities

Large commercial kitchen and prep areas

Staff facilities and storage



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

Typical hours:

11:30 – 23:00 (Mon–Sat)

12:00 - 22:30 (Sun)

REGULATORY

Premises licence.

THE OPPORTUNITY

Opportunity to acquire a high-volume, family-led pub restaurant within the established Brewers Fayre estate (Whitbread Plc). Positioned on a prime leisure park location in Doncaster, driving consistent day-long footfall.

Core strengths:

Large format dining footprint

Strong family appeal (indoor play + kids' parties)

Established value-driven offer (carvery, deals, breakfast)

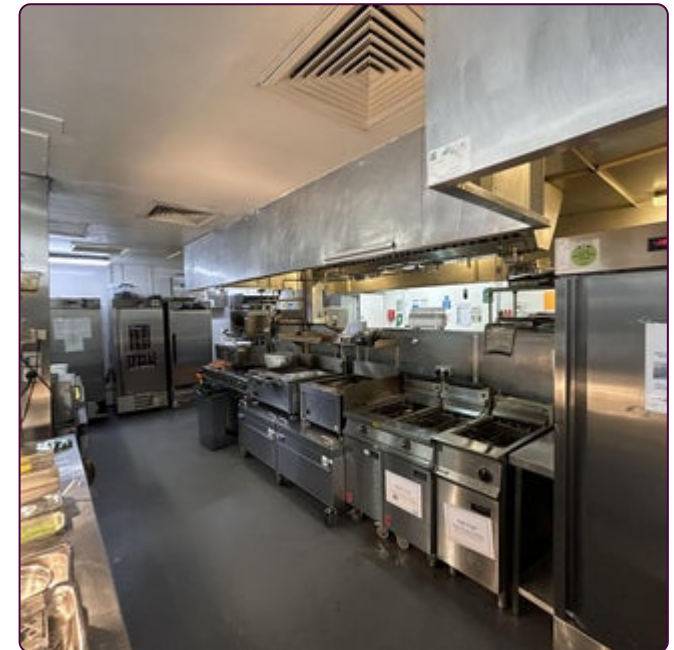
Direct adjacency to Premier Inn accommodation, underpinning breakfast and evening trade.

Clear repositioning levers:

Upgrade to carvery-led or hybrid value dining concept

Increase wet sales (currently under-indexed)

Strip out play / reposition to mainstream casual dining (if targeting different demographic)



EXTERNAL DETAILS

Extensive free customer parking via leisure park provision.
Outdoor seating / beer garden.

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.

T&C'S LINK

[Click Here for Terms and Conditions](#)

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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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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