

The Waterfront Beefeater

The Waterfront Development,
Langdon Road
Swansea
SA1 8PL

Leasehold: Offers Invited + VAT
Annual Rent: Offers Invited

Ref: 3460495

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- C. 250 restaurant & bar covers
- Adjacent to132 bed Premier Inn
- Waterfront views
- External trade area
- Premises licence Energy Rating: B

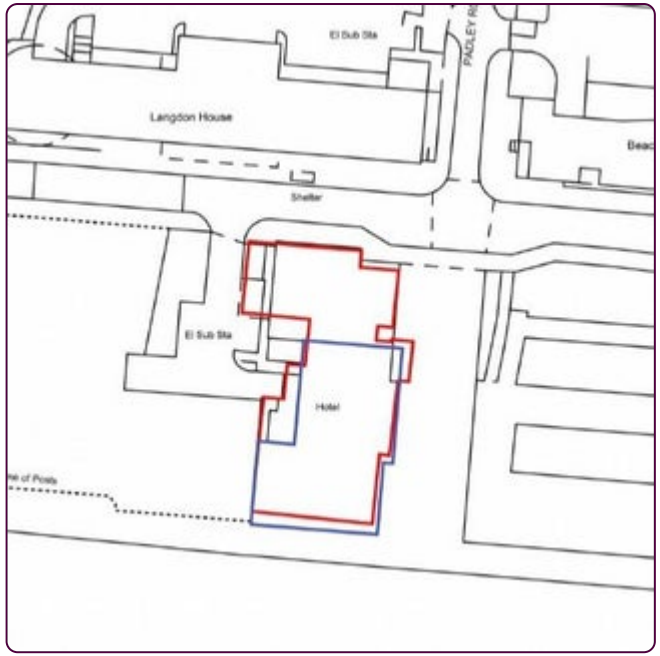


LOCATION

The Waterfront Beefeater holds a prominent position within the established Swansea waterfront district, overlooking the marina. The area forms part of Swansea's primary waterside regeneration scheme, comprising a mix of residential apartments, hotels, offices and leisure uses.

The property is well connected, with access to the A483 Fabian Way, providing a direct link to Swansea city centre c. 1 mile west. and Junction 42 of the M4 motorway. Swansea Railway Station lies within circa 1.2 miles, offering mainline services to Cardiff, Bristol and London Paddington, while regular bus routes serve the immediate vicinity.

The location is within comfortable walking distance of Swansea city centre, the marina and associated retail and leisure amenities, including the Swansea Arena, LC Leisure Centre and the established retail core. The area is home to a range of complementary food, beverage and hotel operators, together with nearby university campuses, supporting strong levels of local and visitor demand.









DESCRIPTION

The Waterfront Beefeater is a purpose-built, modern restaurant unit constructed in a contemporary style, with steel frame construction and brick and rendered elevations beneath a combination roof. Extensive glazing provides strong natural light and dockside views.

Internally, the property has an open-plan dining area with a mix of seating, together with a fully equipped commercial kitchen, grill station, ancillary storage, staff welfare areas and customer WCs

INTERNAL DETAILS

- Restaurant & bar area c. 165 covers
- Bar
- Ladies WCs, Gents WCs & Accessible WC
- Commercial kitchen
- Walk in fridge & walk in freezer
- Office
- Staff room
- Storage
- Staff WCs
- Cellar

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 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.

TRADING HOURS

Mon-Sat 11.30am - 11pm
Sun 12pm - 10.30pm

Breakfast serving times:
Weekdays: 6:30am - 10:30am
Weekends: 7am - 11am

STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties only.

EXTERNAL DETAILS

There are external customer seating areas overlooking the water.

TENURE

Leasehold.

REGULATORY

Premises licence.





OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- Restaurant Only Disposal - the plans edged in red are a guide to Whitbread's property's ownership, the boundary edged in blue is the demise that will transfer as part of the Freehold, Long Leasehold or shorter leasehold transactions.
- Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.
- Stacked Sites – where the restaurant sits directly below the hotel, the access from the Hotel reception will be closed off, with access directed through the main restaurant entrance.

- Service Charge (excluding Whole Sites) - The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.
- VAT - will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.







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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