

REDWOOD (BREWERS FAYRE)

Talke Road, Newcastle, ST5 7EH

FREEHOLD: £450,000 PLUS VAT | REF: 5665038

KEY HIGHLIGHTS

- Redwood Brewers Fayre
- Adjacent to Premier Inn (83 rooms)
- Large Public Bar (50) & Restaurant (120)
- Children's Play Area (40)
- Outdoor seating (60) & Extensive Parking (80)
- Fully Licensed - EPC Rating B





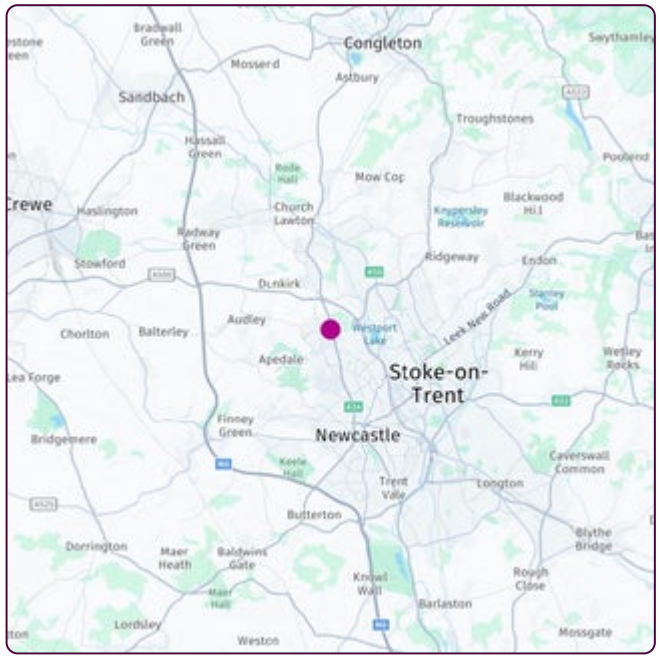
LOCATION

The Redwood (Brewers Fayre) is prominently located on Talke Road (A34) at Red Street, approximately 2 miles north-west of Newcastle-under-Lyme town centre.

The property benefits from excellent road connectivity, with the A500 providing direct links to Junctions 15 and 16 of the M6 motorway, offering convenient access across Staffordshire and the wider North West region.

The surrounding area benefits from a well-established mix of residential housing, commercial occupiers and leisure amenities. Nearby attractions include Affinity Staffordshire Outlet Shopping Centre, the popular market town of Kidsgrove and a range of local retail and service businesses serving the wider catchment population.

The site further benefits from its position adjacent to the Premier Inn Newcastle-under-Lyme North hotel, which generates regular customer footfall throughout the week from both business and leisure visitors.



DESCRIPTION

The property comprises a substantial detached Brewers Fayre public house and family restaurant arranged over a large 2 storey site, constructed in a traditional style with pitched roofs and extensive glazed frontages.

The building provides a spacious customer trading area with a combination of bar, dining and family seating sections designed to cater for both food-led and wet-led trade.

The property comprises a purpose-built, family pub and restaurant, designed to accommodate high-volume food-led trading. The venue offers a welcoming, casual dining environment catering to families, local customers, and hotel guests.

* Sale price is subject to VAT







INTERNAL DETAILS

Internally, the premises are configured to provide a well-balanced, family-focused layout, comprising a dedicated public bar area accommodating approximately 50 covers.

The main dining restaurant provides seating for approximately 150 covers. In addition, there is a designated children's play area with capacity for around 40, which enhances the family-friendly appeal and supports longer dwell times and repeat visits.

The property also benefits from fully equipped trade kitchen, walk in fridge and freezer, customer WC facilities and staff room and WC.







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.

REGULATORY

Premises Licence.

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.

THE OPPORTUNITY

This property represents a strong opportunity to acquire a well-established restaurant and bar in a proven trading location with immediate trade from the Premier Inn guests located next door.

EXTERNAL DETAILS

Externally, the property sits on a sizeable site with dedicated customer car parking and prominent frontage to Talke Road, providing excellent visibility to passing traffic.

The property benefits from a customer car park and a designated outdoor trading area comprising a beer garden with external seating.

The site occupies a prominent roadside position with excellent visibility and is located adjacent to the Premier Inn Newcastle-under-Lyme North hotel, generating regular custom from hotel guests and visitors to the area.

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 of three bedrooms, lounge, kitchen, and bathroom
- An additional one-bedroom studio

This well-configured accommodation offers excellent flexibility for owners and staff alike, supporting operational requirements.







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.

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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.

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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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