

DEER PARK BEEFEATER

Deer Park Avenue, Deer Park, Livingston, EH54 8AD

FREEHOLD: £850,000 + VAT | REF: 5265455

KEY HIGHLIGHTS

- Established Freehold Restaurant Opportunity
- Prominent Roadside Location
- Adjacent to Premier Inn Hotel
- Excellent Connectivity to M8 Motorway
- Strong Mix of Corporate & Leisure Demand
- Extensive Customer Car Parking / EPC Rating E

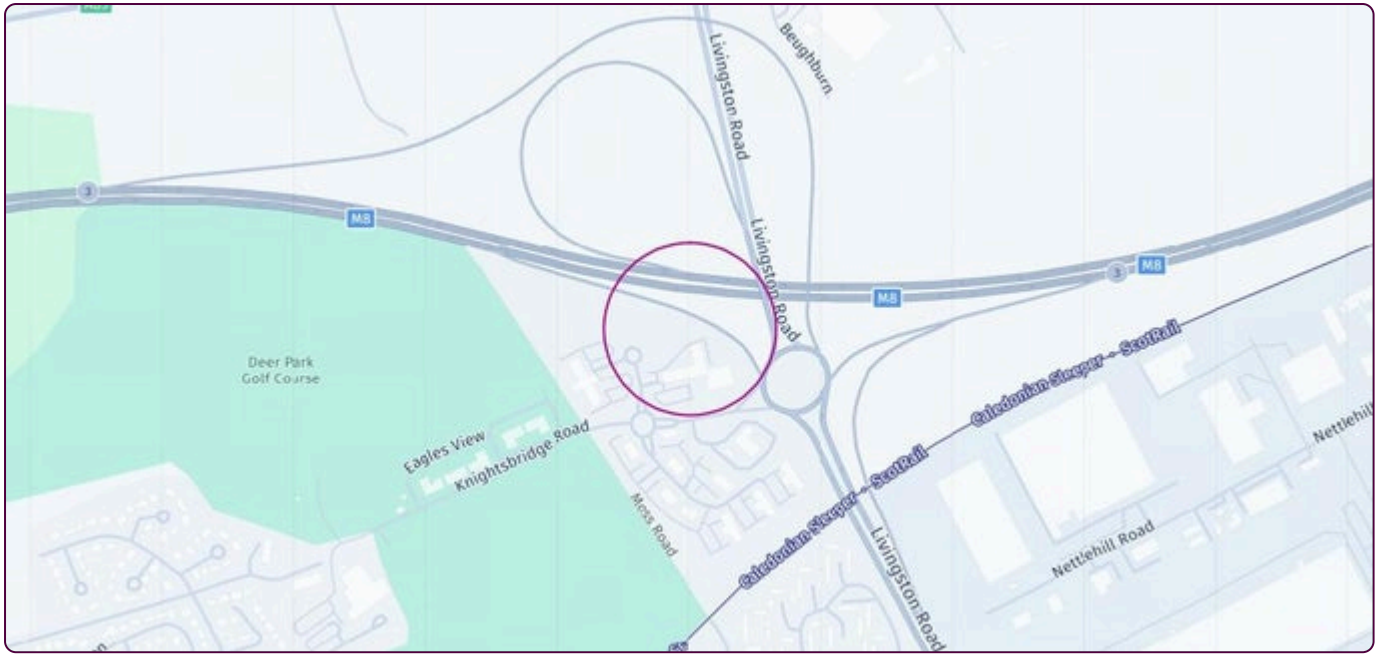
DESCRIPTION

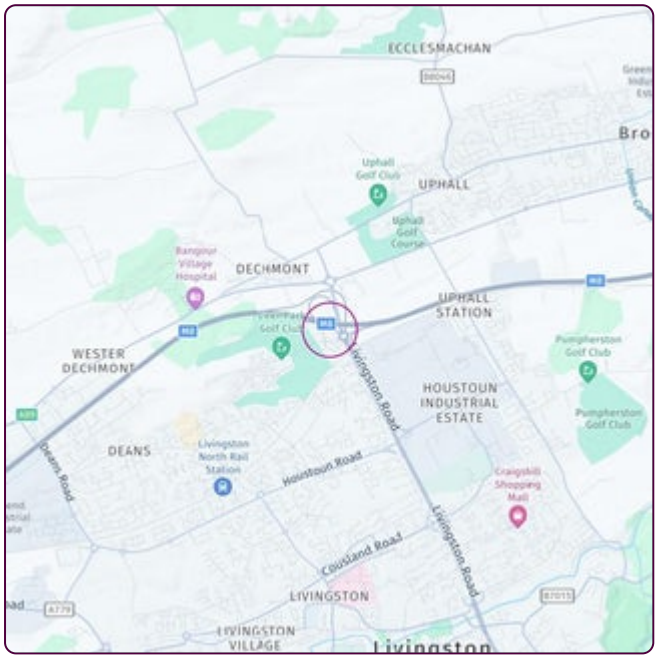
The Beefeater Deer Park provides a well-presented and established trading environment arranged across a series of interconnected dining and customer areas. The accommodation has been fitted to the established Beefeater brand specification and offers flexible dining space suited to both casual and family dining occasions.

The restaurant attracts a strong mix of corporate, leisure and roadside trade, supported by excellent transport links, a thriving local economy and significant visitor numbers travelling between Scotland's two largest cities.

*** Sale Price is subject to VAT**









LOCATION

Occupying a highly prominent position on Deer Park Avenue, Livingston, the property benefits from immediate access to Junction 3A of the M8 motorway providing excellent connectivity between Edinburgh and Glasgow.

Situated within the established Deer Park commercial and leisure destination, adjacent to Premier Inn Livingston (M8/J3) and in close proximity to Deer Park Golf & Country Club, Almondvale Retail Centre and Livingston town centre.

Livingston is one of Scotland's principal commercial centres and has a resident population of approximately 60,000, serving a significantly larger catchment across West Lothian. The town benefits from a substantial office, industrial and distribution base, including major occupiers at Livingston Business Parks and nearby industrial estates.

THE OPPORTUNITY

The property is offered for sale freehold trading as going concern, providing an opportunity for owner-operators, investors or alternative hospitality occupiers.

The restaurant is suitable for continued use within the casual dining sector whilst also offering potential for alternative leisure, roadside, retail or other commercial uses, subject to obtaining the necessary statutory consents.

Interested parties are invited to contact the appointed agent for further details.

T&C'S LINK

Click Here for Terms and Conditions

FIXTURES & FITTINGS

Fixtures and fittings owned outright and not subject to lease or hire purchase agreements will be included within the sale, subject to inventory.





INTERNAL DETAILS

The principal trading areas are accessed via a welcoming entrance foyer leading to a variety of dining zones capable of accommodating a broad range of customer requirements, from individual diners and families to larger group bookings, the trading space can accommodate c.250 covers.

The restaurant benefits from extensive natural light through large glazed elevations complemented by contemporary fixtures and fittings, feature lighting and a mixture of booth, loose and fixed seating arrangements.

Ancillary customer facilities include customer WC accommodation, staff welfare areas and a fully equipped commercial catering kitchen supporting efficient restaurant operations.

The layout has been designed to maximise operational efficiency while providing a comfortable and attractive customer environment throughout.

STAFF

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

REGULATORY

Premises Licence

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.









EXTERNAL DETAILS

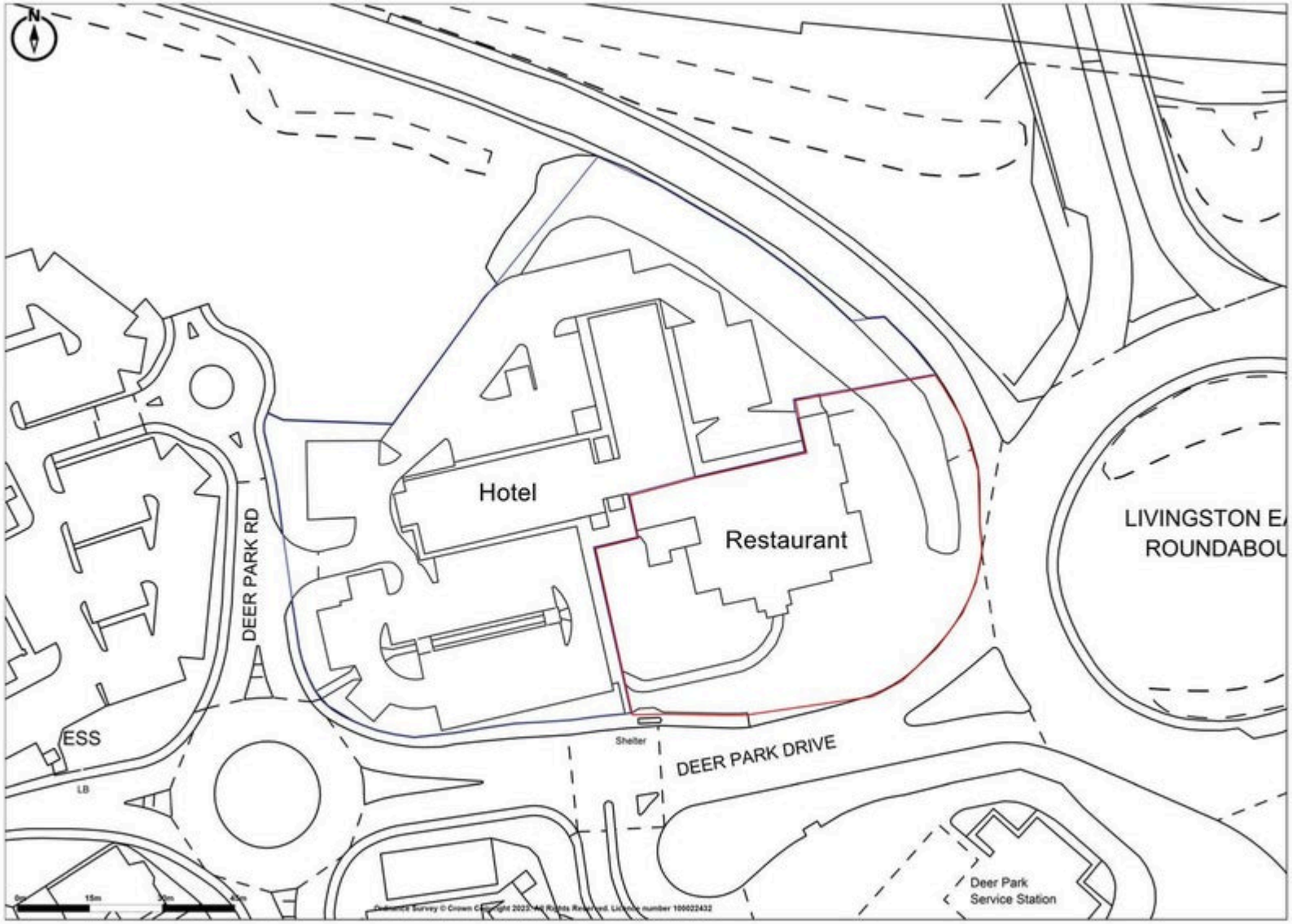
The property comprises a detached purpose-built restaurant arranged over a single storey beneath a pitched roof structure with attractive branded frontage and prominent roadside visibility.

The restaurant occupies a substantial site with landscaped grounds, external customer seating areas and extensive surfaced customer parking.

The property enjoys excellent prominence within the Deer Park leisure destination and benefits from strong passing traffic generated by nearby hospitality, leisure and commercial uses.

BUSINESS RATES

Interested parties should make their own enquiries with the local authority regarding the current Rateable Value and rates liability.



Promap
LANDMARK INFORMATION

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Category 4
Deer Park

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



SIMON WATSON
Senior Business Agent - Hospitality
T: +44 7754 559 534
E: simon.watson@christie.com

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