

MARINA BREWERS FAYRE

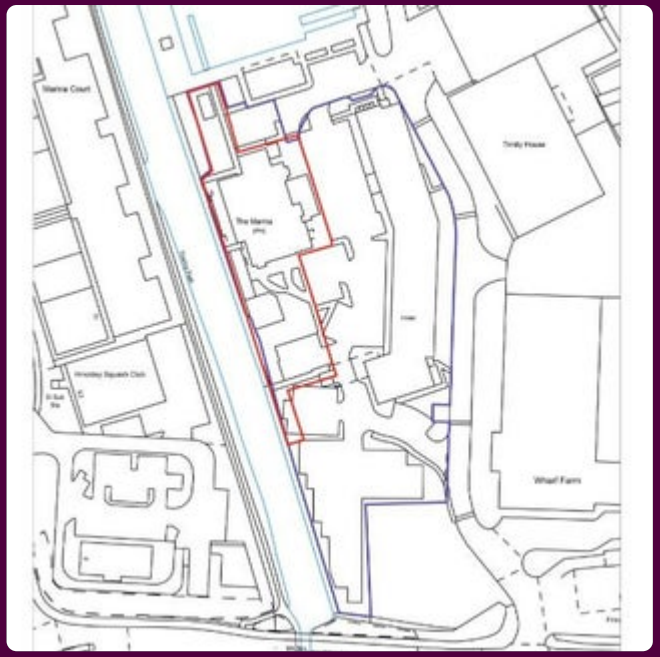
Wharf Farm Coventry Rd, Hinckley, LE10 0NB

FREEHOLD: £750,000 PLUS VAT | REF: 5760524

KEY HIGHLIGHTS

- Turnkey operation next to Marina
- Adjacent to Premier Inn (90 rooms)
- KidZone softplay
- 3 External trading areas with c.300 covers
- c 500 covers including external covers
- Energy rating C



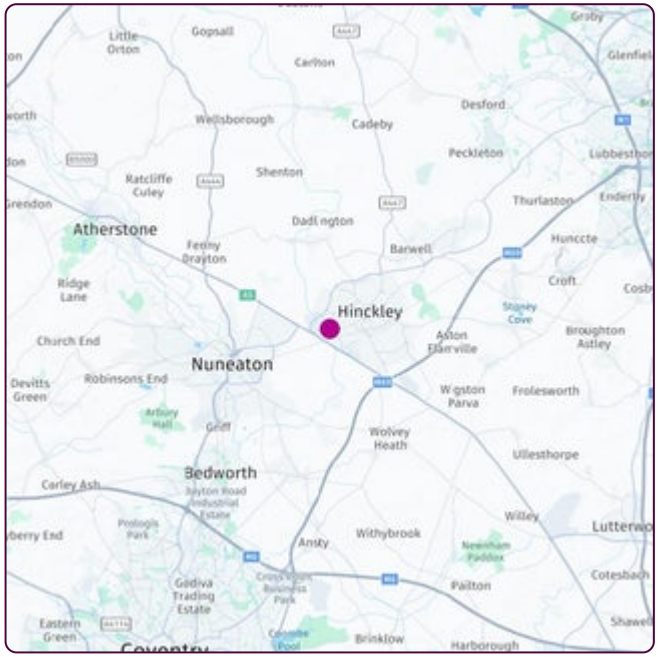


LOCATION

Marina Brewers Fayre Hinckley is situated in a prominent waterside setting at The Marina Leisure Park, on the Ashby De la Zouch canal.

Brewers Fayre Hinckley benefits from excellent accessibility and a strong surrounding leisure offer. The property lies just off the A5 and close to Junction 1 of the M69, providing direct links to Leicester, Coventry and the wider Midlands motorway network.

The immediate area is well established as a family-friendly destination, anchored by Triumph Motorcycles' global headquarters and visitor attraction, as well as a large industrial site while Hinckley town centre is a short distance away with a range of retail and amenities. The scenic marina environment, combined with nearby countryside walks and attractions such as Bosworth Water Park and the historic Bosworth Battlefield, ensures consistent footfall from both local residents and visitors, making this an attractive and highly visible trading location.



DESCRIPTION

The property comprises a purpose-built, standalone Brewers Fayre bar restaurant of traditional construction, arranged over ground floor and first floor and designed to accommodate a high-volume family dining operation.

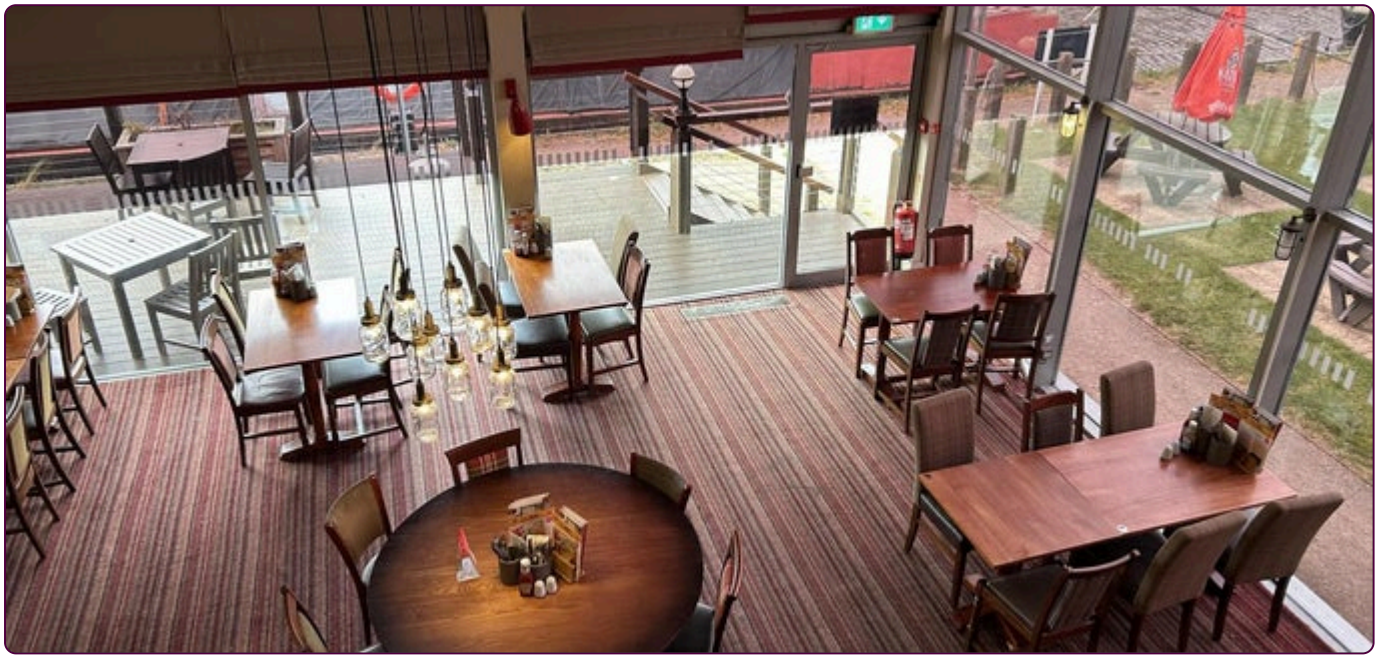
Internally, the premises provide a well-configured customer area with a mix of table layouts suitable for both small and large groups, together with a central bar/server station and designated waiting areas, and a large soft play KidZone, further encouraging the family friendly nature.

This family-focused pub restaurant benefits from strong local trade and proximity to a Premier Inn and large industrial park, which supports consistent customer flow throughout the day.

The venue delivers a strong, value-led food and drink offer alongside a popular breakfast service linked to hotel guests.

* Sale price is subject to VAT







INTERNAL DETAILS

Internally, the building is configured to provide:

- Main entrance with welcome station
- Central bar servery and breakfast station
- Large bar with a range of casual seating (c40 covers), with arm chairs and bar stools, fruit machines and a wall-mounted TV to encourage drinkers
- A spacious open-plan dining area, benefitting from multiple zoned areas (130 covers) and a mezzanine for functions (30 covers), suitable for high-volume family dining and events/ functions
- KidZone Soft Play
- Customer WCs are located at the main entrance and near the kid zone

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

Monday - Friday: 6:30am - 11pm
Saturday: 7am - 11pm
Sunday: 7am - 10:30pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

Hinckley Marina Brewers Fayre presents an excellent opportunity to acquire a well-established, purpose-built pub restaurant within a highly prominent urban location and strong road links with the A5, M69, M42 and M6 all nearby.

The pub benefits from a waterside position with three external trading areas and a fitted outdoor bar.
The property offers:
- Highly prominent location adjacent to a hotel, town centre and industrial park
- A fitted, purpose-built unit suitable for immediate occupation, reducing initial capital expenditure
- Continued use as a family dining venue with an established customer base
- Strong footfall drivers from surrounding national operators and hotel guests
- Potential for alternative branded or independent concepts, subject to the necessary consents

The proven, value-led format provides immediate operational stability.







EXTERNAL DETAILS

The pub is situated on the Ashby canal and is adjacent to Hinckley Marina and boast three large external trading areas, totalling in the region of 300 external covers

To the front of the pub, there is a large beer garden with c. 120 covers. The second trading area represents a terrace directly looking out onto the canal (c. 30 covers). The rear of the site boasts a sizeable beer garden, served by a fully fitted outdoor bar with a further 160 covers.

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

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

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.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

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:



JONTY GREEN
Business Agent
T: +44 7715 806 592
E: jonty.green@christie.com



NOEL MOFFITT
Senior Director - Corporate Pubs and Restaurants
T: +44 7713 061 594
E: noel.moffitt@christie.com

CHRISTIE & CO