



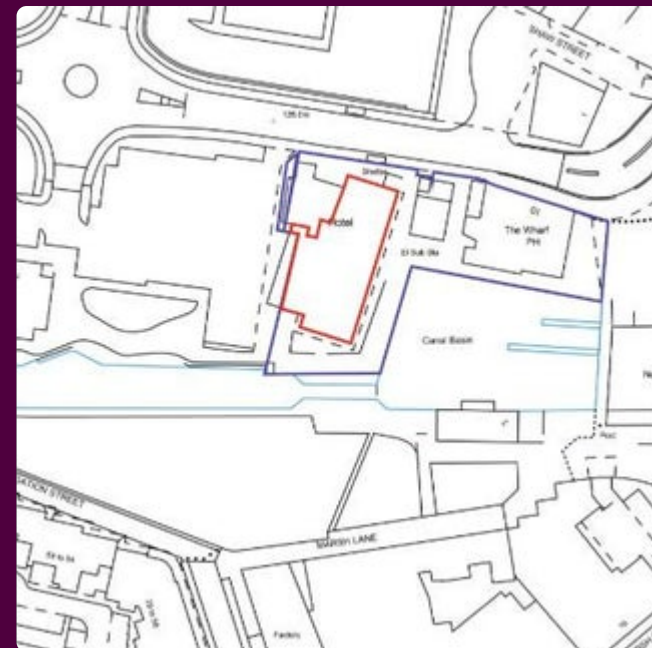
WALSALL BREWERS FAYRE

Waterfront, Wolverhampton Street, Walsall, WS2 8LR

LONG LEASEHOLD: £300,000 PLUS VAT | REF: 5665041

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (100 rooms)
- Strong local support
- 180 Covers
- Leasehold Tenure
- Fully Licensed - Energy rating B

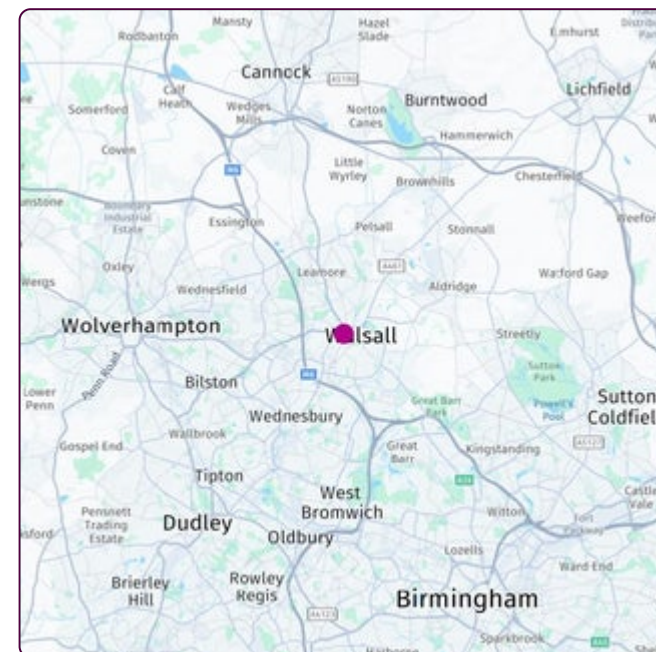


LOCATION

The Walsall Town Centre Brewers Fayre is located just to the north of Walsall town centre, offering convenient access via the A4148 Ring Road and strong links to Junction 10 of the M6.

The site adjoins the Premier Inn Walsall Town Centre hotel and is within easy reach of key retail and leisure amenities, including the Saddlers Shopping Centre, supermarkets and a range of high street operators. Walsall railway station is situated nearby, providing direct services to Birmingham and surrounding areas, while numerous local bus routes serve the town centre.

Its central location and proximity to major transport links and amenities make it a highly accessible destination for both local residents and visitors.



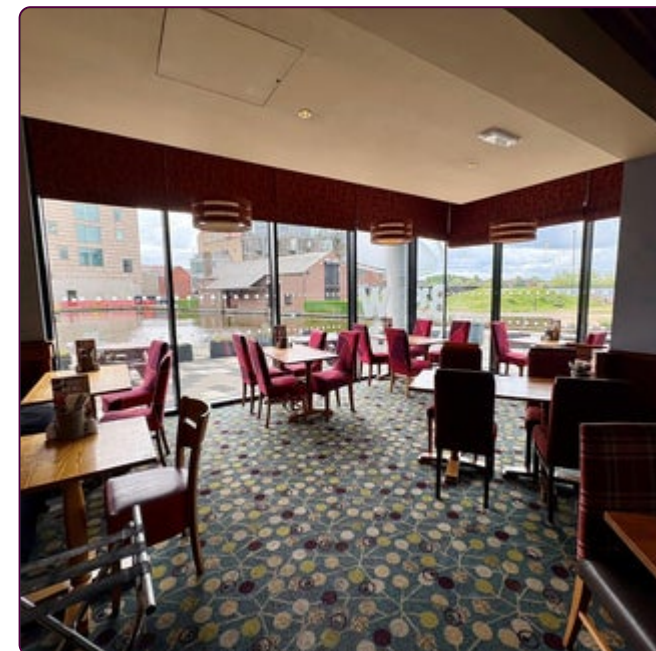
DESCRIPTION

The property comprises a Brewers Fayre restaurant occupying the ground floor of a modern canal-side building, offering an attractive waterside setting.

The unit benefits from a prominent position with views over the canal and predominantly serves a local customer base.

It adjoins a Premier Inn hotel, with certain back-of-house facilities shared between the two operations.

* Sale price is subject to VAT



INTERNAL DETAILS

The front of house extends to approximately 180 covers, laid out in an open-plan configuration around a central bar servery in a contemporary Brewers Fayre style.

A dedicated breakfast serving area is also provided. The space benefits from floor-to-ceiling glazing, allowing for ample natural light and direct views across the canal, enhancing the overall customer experience.

Customer facilities include dedicated toilet provisions.

The back of house is well-equipped, comprising a fully fitted commercial kitchen, dry store, walk-in fridge/freezer and internal bin store. Additional areas include a plant room and office shared with the adjoining Premier Inn, together with staff toilets and a staff room.



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 - 11.00pm

Saturday - 7.00am - 11.00pm

Sunday - 7.00am - 10.30pm

REGULATORY

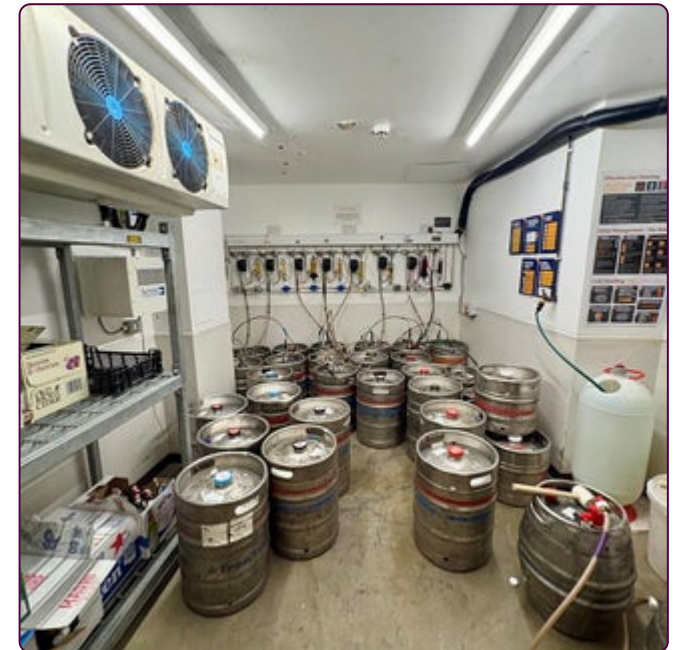
Premises Licence.

THE OPPORTUNITY

Walsall Brewers Fayre represents an attractive acquisition for buyers seeking a sizeable, branded restaurant in a highly accessible location, offering immediate income with clear opportunities to drive further growth.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning



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.

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.

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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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.

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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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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.