

Gordano Gate Brewers Fayre

Wyndham Way, Portishead
Bristol
BS20 7GA

Virtual Freehold: £400,000

Ref: 3460498

CHRISTIE & CO

Regulated by RICS

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KEY HIGHLIGHTS

- Restaurant & Bar
- C.160 restaurant & bar covers
- Adjacent to 95 room Premier Inn
- External trade area
- Internal & external children's play areas
- Premises Licence | Energy Rating: B

LOCATION

The Brewers Fayre at BS20 7GA is located on the edge of Portishead, North Somerset, within a roadside commercial area close to Wyndham Way. It sits just off the A369, the main route linking Portishead to Bristol (approximately 8 miles to the east), with easy access to Junction 19 of the M5 motorway.

The surrounding area includes a mix of residential housing and commercial uses, providing a strong local customer base. The site is adjacent to a Premier Inn hotel and close to other roadside and retail operators.

Portishead town centre and marina are a short distance away, offering additional shops, restaurants and leisure facilities.





DESCRIPTION

The property is a detached, purpose-built restaurant constructed with a combination of brick and rendered elevations, beneath a pitched, tiled roof.

Internally, the accommodation is laid out in an open-plan format suitable for casual dining, with a central bar/servery area and a range of seating zones. Finishes include a mix of carpeted and hard flooring, suspended ceilings and integrated lighting. To the rear, there is a fully fitted commercial kitchen, together with preparation areas, cold storage, staff facilities and ancillary storage.

Externally, the premises has a customer car park and areas for customer seating.



INTERNAL DETAILS

- Restaurant & bar area
- Bar
- Beverage service point
- Ladies WCs x 2
- Gents WCs x 2
- Accessible WC/Baby change
- Children's play area
- Commercial kitchen
- Walk in fridge
- Walk in freezer
- Office
- Staff room
- Storage
- Staff WCs
- Cellar

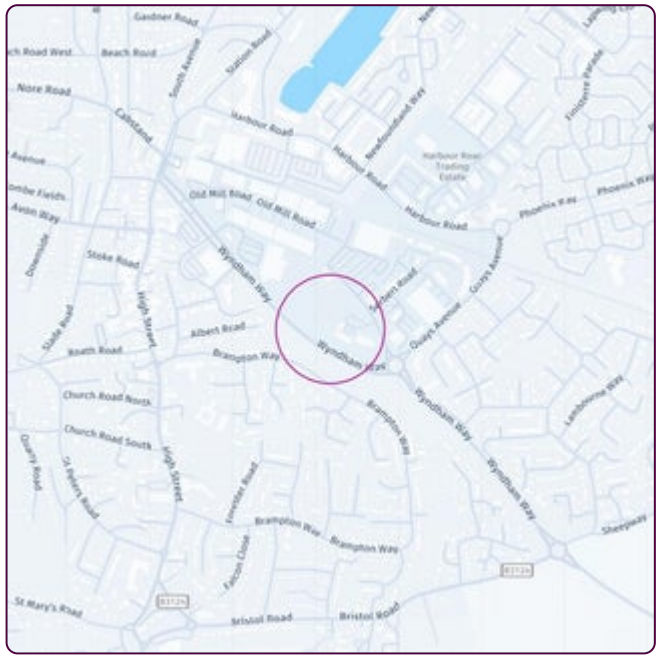
FIXTURES & FITTINGS

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.

EXTERNAL DETAILS

- Large shared car park
- External customer seating area
- Children's play area









OWNER'S ACCOMMODATION

- One 2 bedroom flat with kitchen, living room & bathroom
- One 1 bedroom flat with shower & kitchen/living
- One studio flats with shower room

OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- Restaurant Only Disposal – The plans edged in blue are provided as a guide to Whitbread's property ownership. The boundary edged in red is the demise that will transfer as part of the freehold, long leasehold, or shorter leasehold transaction. .

- 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.

TRADING HOURS

Opening times:
Monday - Saturday 11.30am - 11pm
Sunday 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.

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.

TENURE

Leasehold.

REGULATORY

Premises licence.





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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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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