



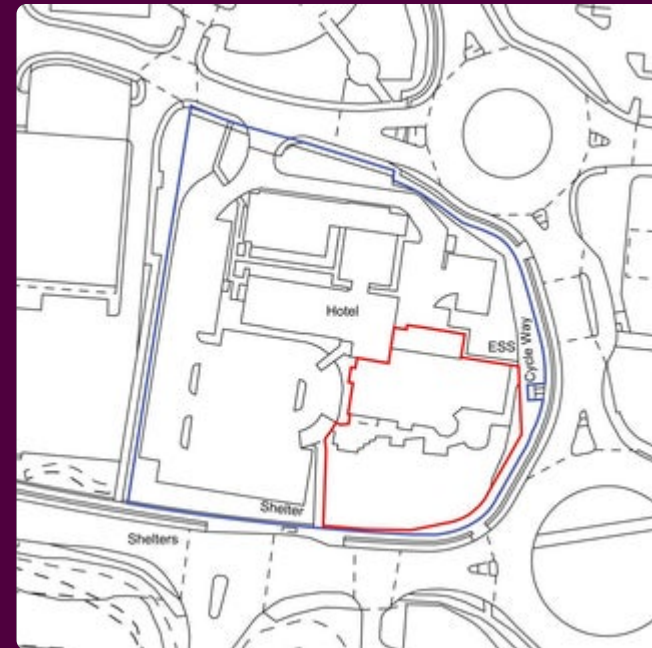
MORTON PARK BEEFEATER

Morton Park Way, Darlington, DL1 4PJ

FREEHOLD: £650,000 PLUS VAT | REF: 4267920

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (121 rooms)
- 471 Covers including 200 external seating
- Impressive external trading area
- 3 Bed managers accommodation plus 2 bedsits
- Fully Licenced | Energy rating B

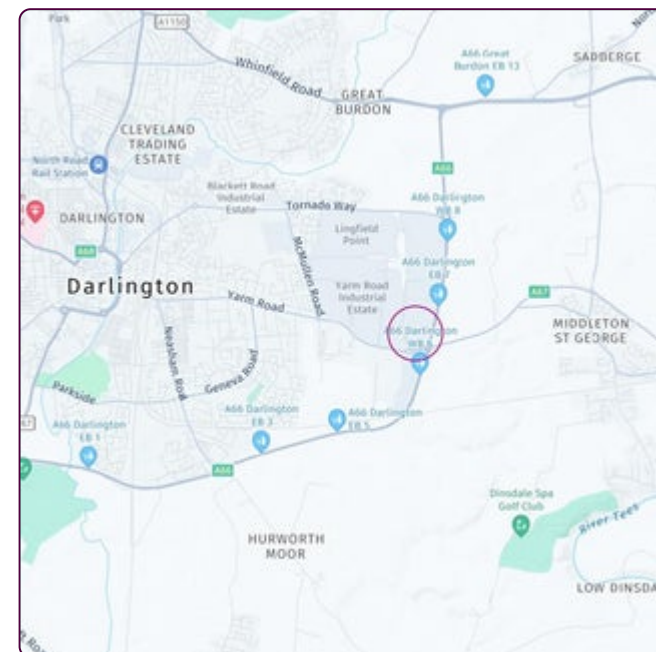


LOCATION

The Darlington (Morton Park) Beefeater is prominently located within Morton Park retail and leisure park in Darlington, a well-established commercial hub on the eastern edge of the town. The site benefits from excellent visibility and accessibility, sitting just off the A66, which provides direct routes toward Middlesbrough and the wider Teesside area.

The restaurant is positioned within a busy retail area, attracting both local residents and passing trade. Nearby national retailers and occupiers include Morrisons supermarket, B&M, Pets at Home, and Halfords. The surrounding area also features a mix of drive-thru and casual dining options, as well as complementary leisure and roadside uses.

In addition, the Beefeater is located adjacent to a Premier Inn hotel, making it a convenient dining choice for overnight guests, business travellers, and visitors to the area.



DESCRIPTION

The Morton Park Beefeater is a standalone, purpose-built restaurant unit with a modern, branded fit-out, typical of the Beefeater format.

The property benefits from a welcoming entrance, leading to a dedicated host/reception point. The bar is complemented by a mix of casual seating, including high tables and stools, giving flexibility for customers waiting to be seated or visiting for drinks only.

The trading areas are arranged over a single level and provide a spacious dining area, designed to accommodate a high volume of covers across a mix of seating styles.

Located immediately adjacent to a Premier Inn hotel, the restaurant effectively acts as the primary dining facility for hotel guests, further strengthening trade.

* Sale price is subject to VAT



INTERNAL DETAILS

Internally, the building is configured to provide:

- Spacious open-plan dining areas, suitable for high-volume family and casual dining (c.215 covers) including a meeting/function room (30 covers)
- Designated bar and waiting areas (c.60 covers)

Ancillary areas include commercial grade kitchen, prep areas, cellar, laundry, staff rooms, managers office, 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 to Friday: 06:30 - 23:00

Saturday: 07:00 - 23:00

Sunday: 07:00 - 22:30

REGULATORY

Premises Licence.

THE OPPORTUNITY

The Morton Park Beefeater represents a rare opportunity to acquire a fully fitted, large-scale licensed bar and restaurant within a proven trading location.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- A strong footfall generated by the adjoining Premier Inn, Morrisons, and surrounding national retailers
- Highly accessible location, substantial internal and external seating capacity (including c.200 external covers)
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning

T&C'S LINK

[Click Here for Terms and Conditions](#)



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
- Two additional bedsits comprising of combined kitchen/living area, one bedroom, shower room and WC

This well-configured accommodation offers excellent flexibility for owners and staff alike, supporting operational requirements and enhancing the overall appeal of the opportunity.

EXTERNAL DETAILS

Externally, the site benefits from a large and well landscaped beer garden (c.200 covers) as well as dedicated customer parking shared with the wider retail park.

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.





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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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.

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