



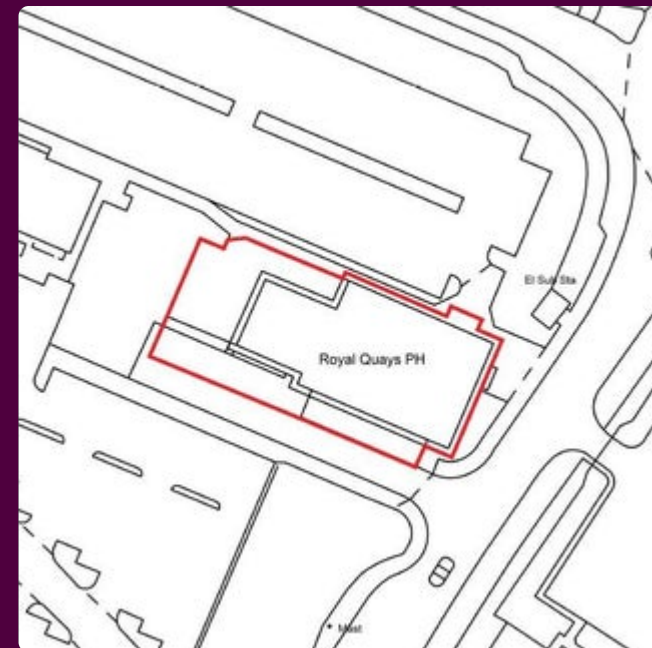
BREWERS FAYRE

Coble Dene, North Shields, NE29 6DL

LONG LEASEHOLD: £500,000 PLUS VAT | REF: 4267922

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (74 rooms)
- Indoor and external play areas
- 110 Internal & 40 external covers
- Three bed managers accommodation
- Fully licensed - Energy rating C

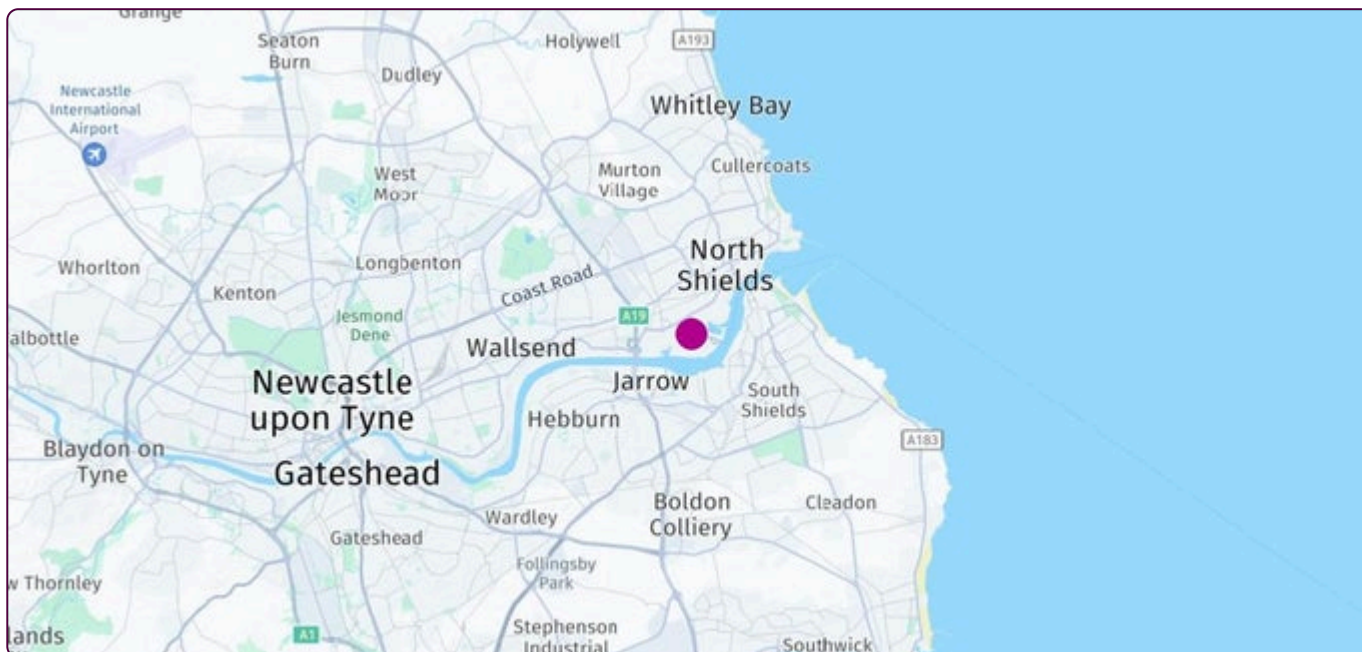


LOCATION

The Royal Quays Brewers Fayre in North Shields is located within the Royal Quays area, close to the A19 which provides direct links to the Tyne Tunnel and wider Tyneside road network.

The restaurant sits adjacent to the Premier Inn North Shields (Ferry Terminal) hotel and is positioned near the International Ferry Terminal, making it particularly convenient for travellers.

It is also within easy reach of the Newcastle Quays Outlet Centre and the River Tyne waterfront, with good access from both North Shields town centre and nearby coastal routes.



DESCRIPTION

Brewers Fayre, North Shields is a well-established, family-friendly pub restaurant situated in a prominent and easily accessible location, benefiting from strong local demand and passing trade.

Adjoining a Premier Inn, the site enjoys a steady flow of customers, supporting consistent all-day trading. The venue is designed in a modern Brewers Fayre format, with a spacious, open-plan interior that caters to a wide range of customers, including families, couples, and larger groups. Flexible seating arrangements, a central bar, and a relaxed, informal atmosphere creates a welcoming dining environment.

Externally, the property benefits from good visibility and on-site parking, making it a convenient choice for both local residents and visitors. The offering centres around a reliable, value-led menu featuring classic pub favourites, grills, and family options, alongside a strong breakfast trade driven by hotel guests. Overall, the site represents a well-rounded, accessible dining destination with broad market appeal.

* Sale price is subject to VAT



INTERNAL DETAILS

Internally, the building is configured to provide:

- A spacious open-plan dining area, suitable for high-volume family and casual dining (c.140 covers)
- Designated bar and waiting areas (c.40 covers)

A key feature of the premises is the dedicated indoor children's play area (c.30 covers), a highly desirable addition that enhances the family-friendly nature of the business and provides a strong draw for repeat custom and extended dwell time.

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.

REGULATORY

Premises Licence.

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.

THE OPPORTUNITY

Brewers Fayre, North Shields presents an attractive opportunity to acquire a well-located, family-oriented pub restaurant with a strong existing customer base. The site benefits from high visibility, ample parking, and adjoining hotel trade, supporting consistent footfall across both breakfast and main trading periods.

The inclusion of a popular outdoor play area and family-focused layout provides a clear competitive advantage, driving repeat visits and longer dwell times.

There is clear scope to enhance performance further through refinement of the food and drink offering, maximising the outdoor trading areas, and capitalising on local and seasonal demand, making it a compelling investment with growth potential.

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
- An additional one-bedroom bedsit, featuring a combined kitchen/living area, along with a separate shower room and WC

This well-configured accommodation offers excellent flexibility for owners and staff alike, supporting operational requirements.

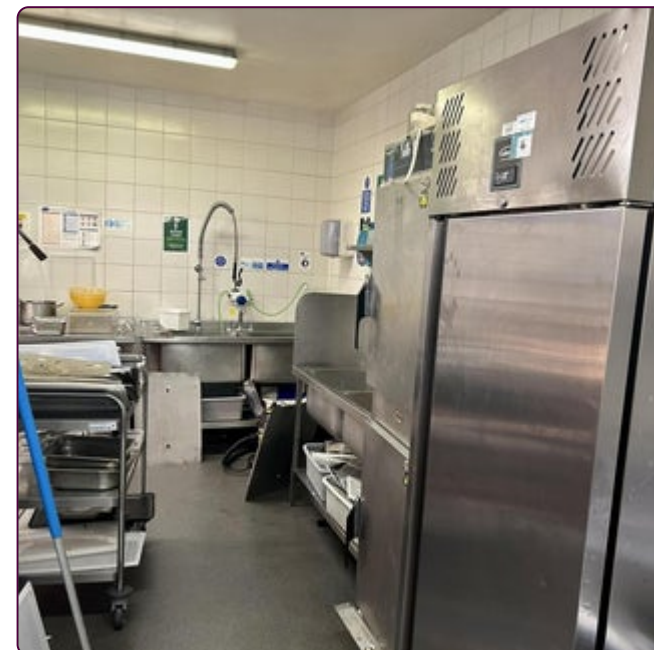
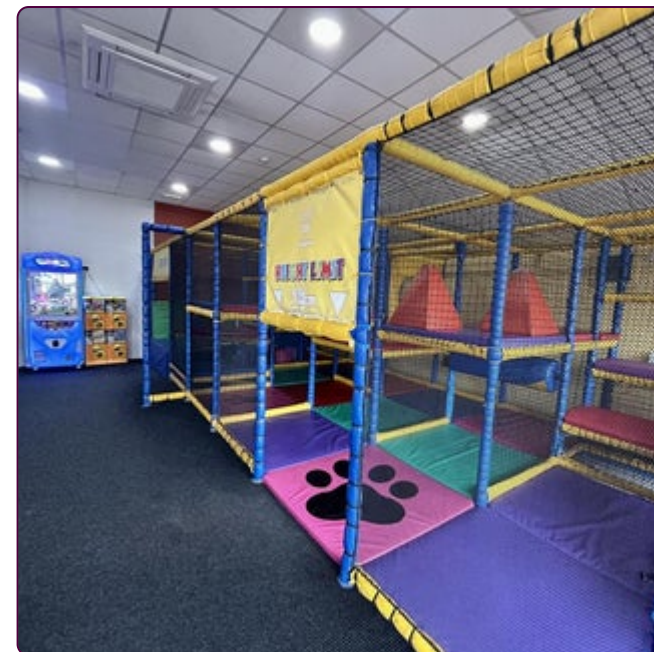
EXTERNAL DETAILS

Externally, the property is equally well configured:

- Generous shared car parking
- A well-presented external seating / patio area, (c.40covers)
- Outdoor play area
- Prominent signage and roadside visibility
- Attractive landscaped surroundings

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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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.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



MARSLIE MCGREGOR

Senior Business Agent - Pubs & Restaurants

T: +44 7813 072 460

E: marslie.mcgregor@christie.com



NOEL MOFFITT

Senior Director - Corporate Pubs and Restaurants

T: +44 7713 061 594

E: noel.moffitt@christie.com

CONDITIONS OF SALE

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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.

