

Victoria Park Brewers Fayre

Victoria Business Park, Waun-Lwyd,
Ebbw Vale
NP23 8AN

Freehold: £625,000 + VAT

Ref: 3460483

CHRISTIE & CO

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KEY HIGHLIGHTS

- Turnkey Freehold Restaurant & Bar
- C. 280 restaurant & bar covers
- Adjacent to 62 room Premier Inn
- External trade area
- Internal & external play areas
- GIA 1006sqm. EPC: C

LOCATION

The property is situated at Victoria Park on the outskirts of Ebbw Vale, near to the Brecon Beacons, and adjacent to a 62 room Premier Inn hotel.

Ebbw Vale is a large town within the Heads of the Valleys region, approximately 25 miles north of Cardiff and serving a wide catchment area across the surrounding valley communities.

The site benefits from good road connectivity, lying close to the A465 Heads of the Valleys Road, giving direct links east–west across South Wales and connections to the M4 corridor via the A4046 and A470.

Ebbw Vale Town railway station is located nearby and offers regular passenger services to Cardiff, supporting commuter and visitor access into the area. Nearby amenities include the Ebbw Vale town centre, retail parks, and the surrounding upland landscape, which attracts visitors and walkers.





DESCRIPTION

The property is a detached, purpose-built brick restaurant with a pitched roof and glazed feature sections to the customer areas.

Internally, the layout is arranged around a central bar and service point, with a series of interlinked dining areas providing flexible seating. There is a fully fitted commercial kitchen, together with ancillary accommodation including dry and chilled storage, staff areas and customer WCs.

There are both internal and external children's play areas, an external customer seating area and the site shares a large car park.



INTERNAL DETAILS

- Restaurant & bar area c. 280 covers
- Bar & cellar
- Ladies WCs x 2 & Gents WCs x 2
- Baby change room & accessible WC
- Children's play area with seating
- Commercial kitchen
- Walk in fridge & walk in freezer
- Office
- Staff room
- Utility Room
- Storage
- Staff WCs

OWNER'S ACCOMMODATION

- One 3 bedroom flat with kitchen, living room & bathroom
- One 1 bedroom flat with kitchen/living room & bathroom
- One studio flat with shower room

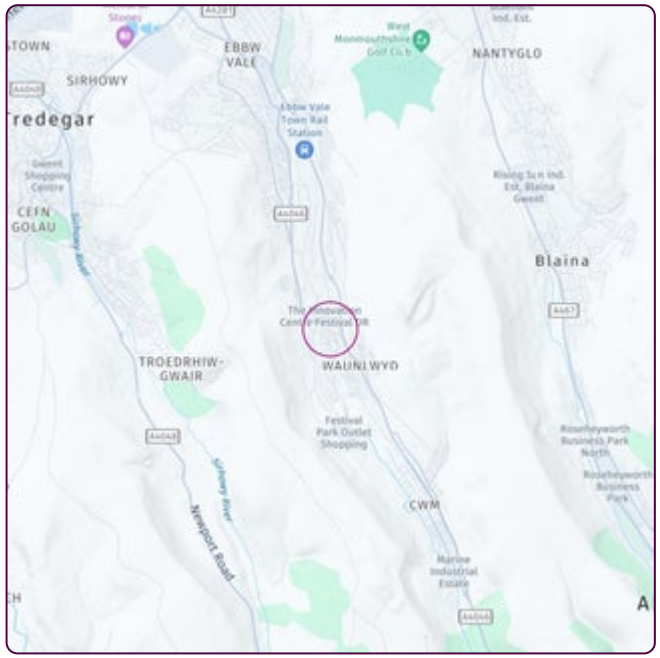
FIXTURES & FITTINGS

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.

EXTERNAL DETAILS

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









OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- 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 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.

TRADING HOURS

Monday–Saturday: 11:30am – 11:00pm
Sunday: 12:00pm – 10:30pm

Breakfast service:
Weekdays: 6:30am – 10:30am
Weekends: 7:00am – 11:00am

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.

TENURE

Freehold.

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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