

Crossways Brewers Fayre

Unit A, Crossways Park, Parc
Pontypandy
Caerphilly, Caerffili
CF83 3NL

Freehold: £675,000 + VAT

Ref: 3460494

KEY HIGHLIGHTS

- Large Freehold Restaurant & Bar
- C. 250 restaurant & bar covers
- Adjacent to 68 room Premier Inn
- External trade area
- Internal & external children's play areas
- Premises Licence | Energy Rating: C



LOCATION

The property is located at Crossways, on the western edge of Caerphilly and within a mixed commercial and leisure area.

Caerphilly lies approximately seven miles north of Cardiff and forms part of the wider South Wales Valleys conurbation and has good transport connectivity, with direct access to the A468 and A470, linking to Cardiff and the M4 motorway network.

Caerphilly railway station is nearby, offering regular services to Cardiff and surrounding Valley towns, while local bus routes serve the immediate area.

The property is located amidst a mix of commercial units and established residential areas, providing a broad and consistent customer base throughout the day.

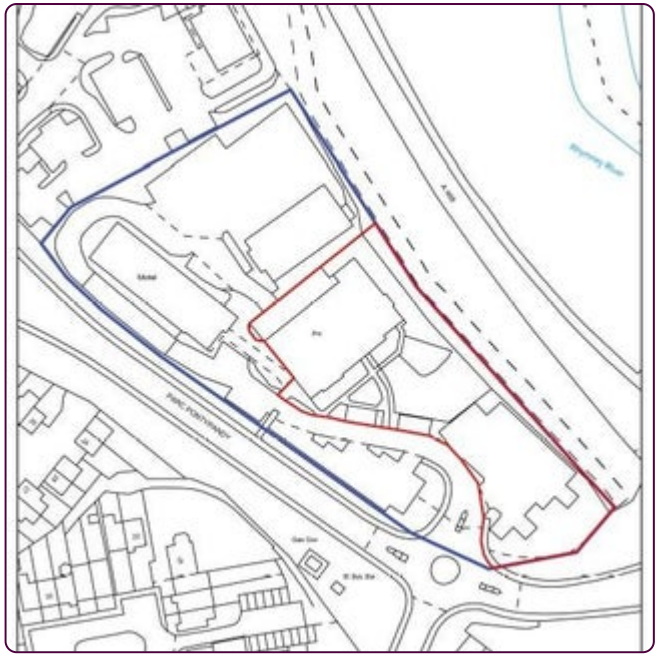
Caerphilly town centre is located a short distance to the east, with additional nearby attractions including Caerphilly Castle.

TENURE

Freehold.

TRADING HOURS

Monday - Saturday 11.30am - 11pm
Sunday 12pm - 10.30pm
Breakfast serving times:
Weekdays: 6:30am - 10:30am
Weekends: 7am - 11am









DESCRIPTION

The property is a purpose-built, detached restaurant with brick elevations under a pitched tiled roof adjacent to a 68 bed Premier Inn.

This single-storey building has an open-plan trading area with a mixture of seating styles and an indoor children's play area, served by a central bar, fully fitted commercial kitchen and ancillary back-of-house amenity and storage areas.

Externally, there is a large shared car park, external customer seating and children's play area.

INTERNAL DETAILS

- Restaurant & bar area c. 250 covers
- Bar
- Beverage service point
- Ladies WCs x 2
- Gents WCs x 2
- Cellar
- Accessible WC/Baby change room
- Children's play area with seating
- Commercial kitchen
- Walk in fridge
- Walk in freezer
- Office
- Staff room
- Utility Room
- Storage
- Staff WCs

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 are (c. 144)
- Children's play area

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.

OWNER'S ACCOMMODATION

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

REGULATORY

Premises licence.

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.



OTHER INFORMATION

Click Here for Terms and Conditions

- 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.

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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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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