



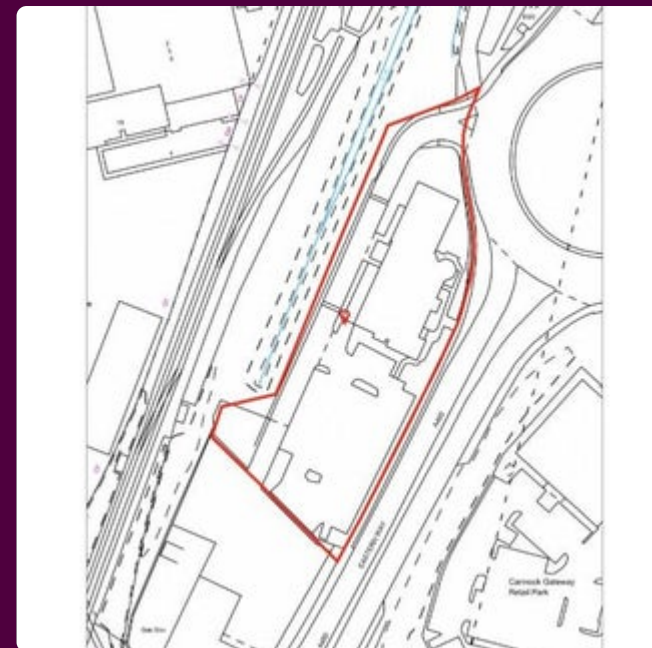
## ORBITAL BREWERS FAYRE & PREMIER INN

Eastern Way, Cannock, WS11 8XR

LONG LEASEHOLD: £1,250,000 PLUS VAT | REF: 5665039

## KEY HIGHLIGHTS

- Turnkey operation in prime location
- 20 Room Hotel
- 100 covers
- 3 flats (1 bed, studio, 2 bed)
- Lease Tenure
- Fully Licensed | Energy rating B

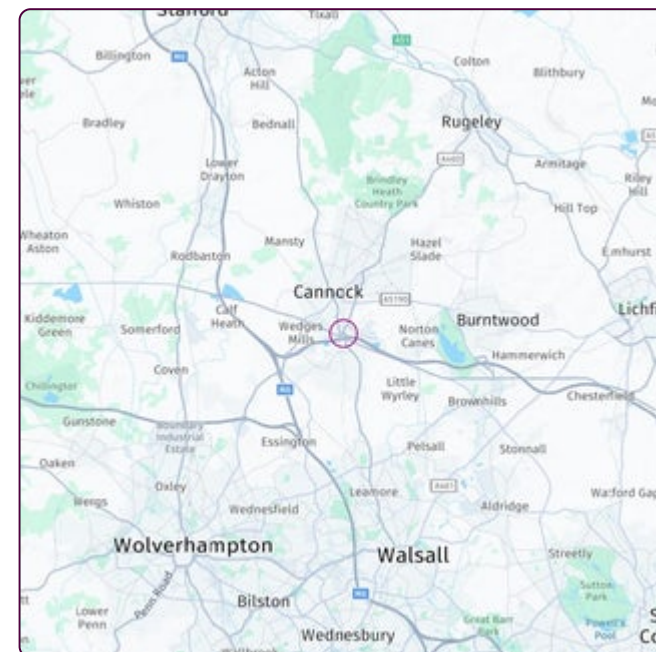


## LOCATION

The Premier Inn & Brewers Fayre in Cannock is conveniently located just off the A5, offering strong road connectivity and easy access to the M6 and M6 Toll, making it well positioned for visitors travelling by car.

The site sits beside the Premier Inn Cannock hotel and is within close proximity to Orbital Retail Park, where a range of major retail outlets, supermarkets and leisure operators are located.

Cannock town centre is only a short drive away, while the nearby Cannock railway station provides links to Birmingham and surrounding areas, ensuring accessibility for both local residents and those arriving via public transport.



## DESCRIPTION

The property comprises a traditional Brewers Fayre public house of brick construction, positioned adjacent to a Premier Inn hotel of rendered finish arranged over three floors.

The restaurant benefits from a strong trading position, drawing a mix of passing traffic and guests from the adjoining hotel, with a customer base largely originating from outside the immediate area.

The Premier Inn provides 20 letting rooms, including a mix of double, triple and quad configurations, together with an accessible room, reception area and small office, reinforcing the site's appeal as a destination venue.

\* Sale price is subject to VAT



## INTERNAL DETAILS

The front of house provides approximately 100 covers, arranged around a large central bar servery in a typical Brewers Fayre layout.

Customer facilities include two sets of toilets. The back of house is well configured to support the operation, comprising a fully fitted commercial kitchen, pot wash area, dry store, walk-in fridge/freezer, staff room, staff toilets and office.

Additional storage is provided by a walk-in cellar located at ground level.



## 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 - Friday - 6.30am - 11.00pm

Saturday - 7.00am - 11.00pm

Sunday - 7.00am - 10.30pm

## REGULATORY

Premises Licence.

## THE OPPORTUNITY

A rare opportunity to acquire a combined Brewers Fayre restaurant and Premier Inn hotel at the established Orbital location, benefitting from excellent roadside prominence and strong connectivity to major transport routes. The site enjoys consistent demand from a mix of business travellers, tourists, and local residents, providing a reliable, diversified income stream.

The Brewers Fayre offers a proven, family-friendly dining concept with a spacious and adaptable layout, well-suited to high-volume trade. The adjoining Premier Inn hotel enhances footfall, delivering built-in custom and supporting strong food and beverage performance throughout the day.

The combined operation presents a turnkey opportunity with established trading fundamentals, reducing initial capital investment and enabling immediate continuation of trade.

There is also scope for a buyer to drive further value through operational efficiencies, refreshed food and drink positioning, and targeted marketing to both hotel guests and the wider catchment.



## LETTING ACCOMMODATION

There are three self-contained flats situated at first floor level, comprising one one-bedroom unit, one studio and one two-bedroom flat.

The two-bedroom flat is currently let on an Assured Shorthold Tenancy, while the remaining units provide potential for staff accommodation or additional rental income.

## 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.

## BUSINESS RATES

Current rateable value is £191,000 from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.

## 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.

## T&C'S LINK

[Click Here for Terms and Conditions](#)



## 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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