WHEATLEA PARK BREWERS FAYRE

Warrington Road, Wigan, WN3 6XB

FREEHOLD: 525,000 PLUS VAT | REF: 5665036

CHRISTIE & CO

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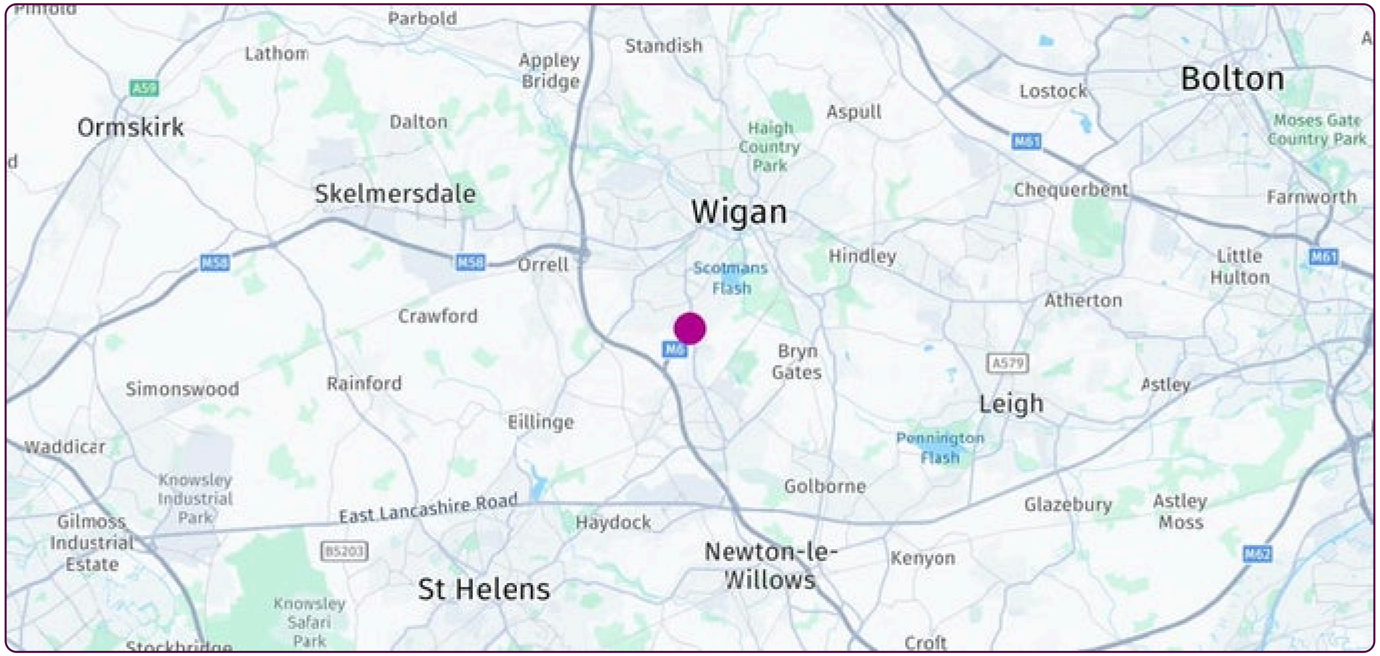
KEY HIGHLIGHTS

- Prominently located restaurant & bar
- Adjacent to Premier Inn (69 rooms)
- Open plan restaurant (150)
- Designated children's play area
- Three bed accommodation & studio
- Outdoor seating (30) and parking 50

LOCATION

Wheatlea Park Brewers Fayre is prominently located upon Warrington Road (A49) 1/2 mile north of junction 25 of M6.

The property is positioned in a prominent roadside location with excellent visibility and easy access with a Premier Inn hotel directly adjacent. It is ideally suited to a food-focused operator looking to capitalise on steady family dining demand, nearby residential catchment, and transient trade.



DESCRIPTION

The property comprises a purpose-built, branded Brewers Fayre family pub and restaurant, designed to accommodate high-volume food-led trading. The venue offers a casual dining environment catering to families, local customers, and guests from the adjacent Premier Inn.

The property comprises a substantial two-storey detached building of brick elevation beneath a pitched roofline, with large single-storey trade and ancillary extensions to the side and rear.

* Sale price is subject to VAT

INTERNAL DETAILS

The internal accommodation is arranged to support a high-volume, family-friendly, food-led operation and is presented in a practical and well-configured layout.

The property includes a public bar area providing approximately 40 covers, main dining restaurant with capacity for around 150 covers. In addition, there is a dedicated children's play area with adjoining reception and seating space accommodating a further 40 covers, reinforcing the site's strong appeal to family groups.

The back-of-house facilities include a fully fitted trade kitchen designed for efficient commercial service, alongside a staff room and dedicated staff WC facilities. Customer amenities are well catered for, with separate customer WCs, in addition to disabled access WC provision and baby-changing facilities.

Restaurant Only Disposal – 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.

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.

T&C'S LINK

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THE OPPORTUNITY

This property represents a strong opportunity to acquire a well-established restaurant in a proven trading location with immediate trade from the adjacent Premier Inn guests.

The inclusion of the internal play facility provides a distinct competitive advantage, positioning the business as a destination venue for families within the region.

EXTERNAL DETAILS

Externally the property benefits from a large onsite car park 50 cars.

Designated external seating with fixed tables (30).

OWNER'S ACCOMMODATION

First floor flat - Lounge, kitchen, three bedrooms and bathroom.
First floor studio - Lounge, kitchenette, bathroom.

STAFF

The property is being offered for sale as a going concern and staff are subject to TUPE. 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

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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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:

KEITH STRINGER

Director - Pubs & Restaurants

T: +44 7764 241 307

E: keith.stringer@christie.com

NOEL MOFFITT

Senior Director - Corporate Pubs and Restaurants

T: +44 7713 061 594

E: noel.moffitt@christie.com