

PROJECT KIWI

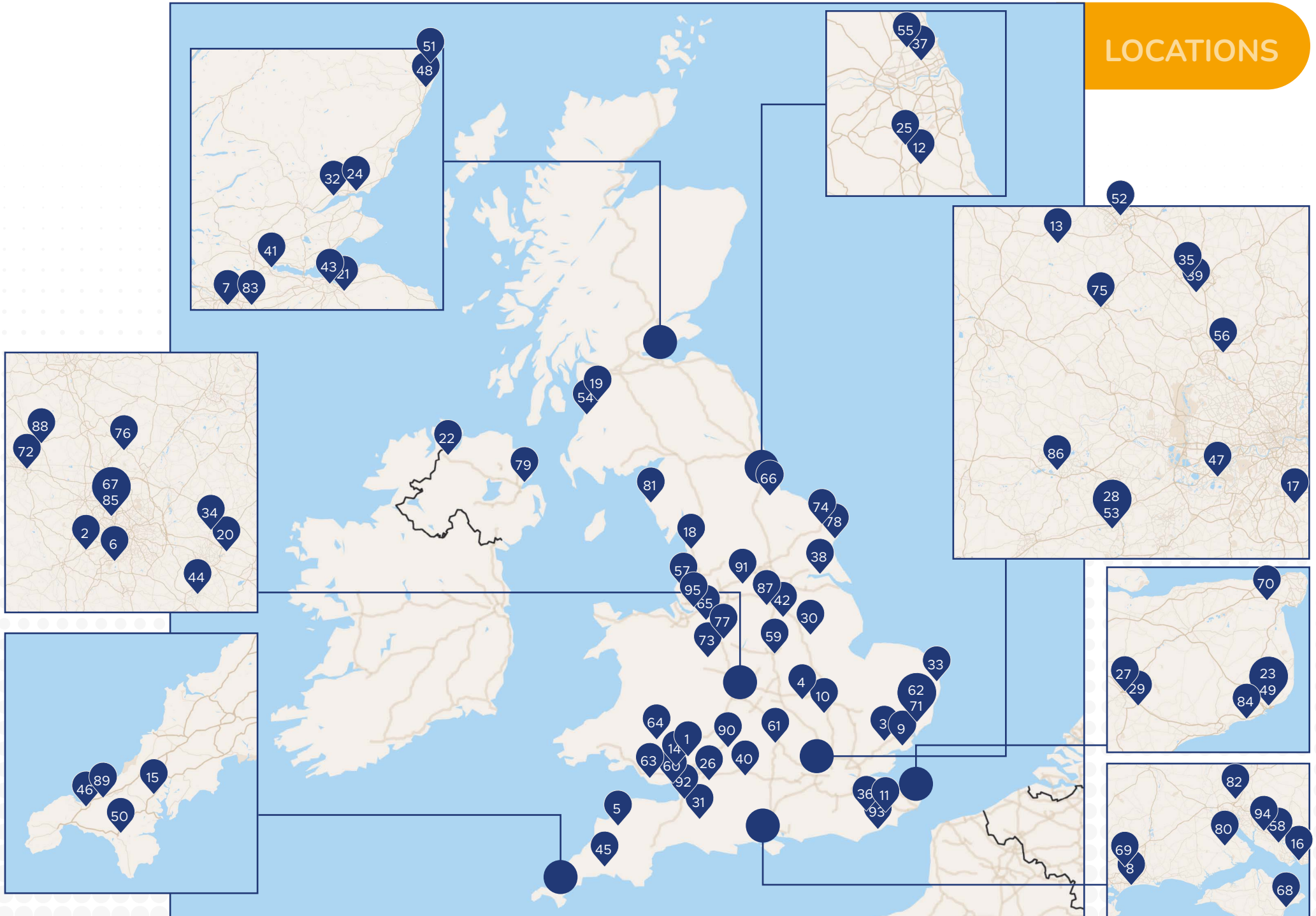
Specialist property adviser, Christie & Co is delighted to offer to market this exciting opportunity to purchase established restaurant premises across the UK on behalf of our client, Whitbread PLC.

Available individually or in packages, these sites would work well under a different brand, or with an alternative format. Many of these premises are located alongside, or within, Premier Inn hotels.

Our client, Whitbread, will retain the hotel bedrooms although there are some 'whole sites' and 'standalone' opportunities as well.



LOCATIONS



LOCATIONS

#	Brand	Status	Property Name	Location	Postcode	Negotiator	Telephone Number
1	Table Table	Available	Ashbridge Inn	Cwmbran	NP44 1DE	Graeme Clifford	+44 (0) 7546 698 681
2	Beefeater	Under Offer	Badgers Sett	Stourbridge	DY9 9JS	Harry Coughlin	+44 (0) 7561 115 173
3	Table Table	Under Offer	Balkerne Gate, Ipswich Road	Colchester	CO4 9WP	Hugo Fairbanks Weston	+44 (0) 7764 241 303
4	Brewers Fayre	Under Offer	Bedford South	Bedford	MK42 7FY	Tim Widdows	+44 (0) 7795 037 676
5	Brewers Fayre	Available	Bideford	Bideford	EX39 3FR	Ryan Bassett	+44 (0) 7561 114 977
6	Beefeater	Available	Birmingham South Pl & Longbridge Station	Birmingham	B31 2UQ	Harry Coughlin	+44 (0) 7561 115 173
7	Beefeater	Sold	Black Bear, Hamilton Road	Glasgow	G71 7SA	Tony Spence	+44 (0) 7546 698 684
8	Table Table	Under Offer	Bournemouth East Pl & Lynton Court	Bournemouth	BH1 3PA	Richard Wood	+44 (0) 7778 880 583
9	Table Table	Available	Bowling Green, Weeley Roundabout	Clacton-on-sea	CO16 9AA	Hugo Fairbanks Weston	+44 (0) 7764 241 303
10	Brewers Fayre	Available	Brampton Hut, Gt North Road	Huntingdon	PE28 4NQ	Hugo Fairbanks Weston	+44 (0) 7764 241 303
11	Brewers Fayre	Available	Brookers Oast, Beltring	Paddock Wood	TN12 6PY	Keith Bridgen	+44 (0) 7732 601 751
12	Beefeater	Available	Broomside Park	Durham	DH1 1GG	David Cash	+44 (0) 7736 621 023
13	Beefeater	Under Offer	Buckingham Pl	Buckingham	MK18 1SH	Tim Widdows	+44 (0) 7795 037 676
14	Beefeater	Under Offer	Cardiff East Pl & Coach & Horses	Cardiff	CF3 2UQ	Graeme Clifford	+44 (0) 7546 698 681
15	Beefeater	Available	Carnon Inn	Truro	TR3 6JZ	Ryan Bassett	+44 (0) 7561 114 977
16	Brewer Fayre	Sold	Clarence Pier, Long Curtain Road	Southsea	PO5 3XX	Richard Wood	+44 (0) 7778 880 583
17	Beefeater	Sold	Coombe Lodge, Coombe Road	Croydon	CRO 5RB	David Wilson	+44 (0) 7764241364
18	Brewers Fayre	Under Offer	Cottams Field	Lancaster	LA1 3PE	James Dodd	+44 (0) 7561 114 985
19	Cookhouse & Pub	Available	Cotton Mill, Annandale	Kilmarnock	KA1 2RS	Tony Spence	+44 (0) 7546 698 684
20	Brewers Fayre	Under Offer	Coventry East (Ansty) Pl & The Sparrow	Coventry	CV7 9JP	Harry Coughlin	+44 (0) 7561 115 173
21	Brewers Fayre	Available	Craig House	Musselburgh	EH21 8PT	Tony Spence	+44 (0) 7546 698 684
22	Brewers Fayre	Under Offer	Derry/Londonderry	Londonderry	BT47 6SA	James Dodd	+44 (0) 7561 114 985
23	Brewers Fayre	Available	Dover East Pl & Duke of York, Guston, Dover Kent	Dover	CT15 5FD	Keith Bridgen	+44 (0) 7732 601 751
24	Brewers Fayre	Under Offer	Dundee (Monfieth) Pl & Monifeth Farm	Dundee	DD5 4HB	Simon Watson	+44 (0) 7754 559 534
25	Brewers Fayre	Sold	Dunelm Ridge, Arnison Retail Centre	Durham	DH1 5GB	David Cash	+44 (0) 7736 621 023
26	Beefeater	Sold	Emersons Green, Westerleigh Road	Bristol	BS16 7AN	Graeme Clifford	+44 (0) 7546 698 681
27	Beefeater	Available	Eureka Park, Eureka Leisure Park, Ashford	Ashford	TN25 4BN	Keith Bridgen	+44 (0) 7732 601 751
28	Beefeater	Available	Farnborough Town Centre	Farnborough	GU14 7SJ	Richard Wood	+44 (0) 7778 880 583
29	Table Table	Under Offer	French Connection, Hall Avenue Oribital Retail Park Sevington	Ashford	TN24 0GN	Keith Bridgen	+44 (0) 7732 601 751
30	Brewers Fayre	Sold	Gateway Park, Roman Way	Lincoln	LN6 9UH	Jonty Green	+44 (0) 7715 806 592
31	Brewers Fayre	Available	Glastonbury	Glastonbury	BA6 9FW	Graeme Clifford	+44 (0) 7546 698 681

#	Brand	Status	Property Name	Location	Postcode	Negotiator	Telephone Number
32	Beefeater	Available	Gourdie Croft	Dundee	DD2 5JU	Simon Watson	+44 (0) 7754 559 534
33	Premier Inn Joint Site	Available	Great Yarmouth, South Beach Parade	Great Yarmouth	NR30 3DD	Hugo Fairbanks Weston	+44 (0) 7764 241 303
34	Beefeater	Under Offer	Griff House	Nuneaton	CV10 7PJ	Harry Coughlin	+44 (0) 7561 115 173
35	Beefeater	Available	Halfway House	Dunstable	LU5 4LL	Tim Widdows	+44 (0) 7795 037 676
36	Beefeater	Available	Hilden Manor, London Road	Tonbridge	TN10 3AN	Keith Bridgen	+44 (0) 7732 601 751
37	Cookhouse & Pub	Sold	Holystone Park, Edmund Road	Newcastle	NE27 0UN	David Cash	+44 (0) 7736 621 023
38	Brewers Fayre	Under Offer	Home Farm, Hessele	Hull	HU13 0JA	Alex Rex	+44 (0) 7540 061 864
39	Table Table	Available	Horse & Jockey	Dunstable	LU6 3QP	Tim Widdows	+44 (0) 7795 037 676
40	Brewers Fayre	Under Offer	Kembrey Inn	Swindon	SN2 8YS	Graeme Clifford	+44 (0) 7546 698 681
41	Brewers Fayre	Available	Kincardine Way	Falkirk	FK2 8PJ	Tony Spence	+44 (0) 7546 698 684
42	Brewers Fayre	Available	King William IV	Worksop	S81 8HU	Alex Rex	+44 (0) 7540 061 864
43	Beefeater	Available	Lady Nairne	Edinburgh	EH8 7NG	Simon Watson	+44 (0) 7754 559 534
44	Bar + Block	Available	Leamington Spa Town Centre	Leamington Spa	CV32 4AG	Harry Coughlin	+44 (0) 7561 115 173
45	Whitbread Inns	Available	Liskeard Tavern, Retail Park, Haviland Road	Liskeard	PL14 3FG	Ryan Bassett	+44 (0) 7561 114 977
46	Brewers Fayre	Available	Loggans Moor	Hayle	TR27 5DG	Ryan Bassett	+44 (0) 7561 114 977
47	Beefeater	Available	London Twickenham East Pl & The Fountain	Twickenham	TW2 5PE	David Wilson	+44 (0) 7764 241 364
48	Brewers Fayre	Available	Mains of Balquharn	Aberdeen	AB12 4QS	Simon Watson	+44 (0) 7754 559 534
49	Table Table	Available	Marine Court, Marine Parade Dover	Dover	CT16 1LW	Keith Bridgen	+44 (0) 7732 601 751
50	Whitbread Inns	Available	May Tree	Helston	TR13 0QD	Ryan Bassett	+44 (0) 7561 114 977
51	Table Table	Available	Mill of Mundurno	Aberdeen	AB23 8BP	Simon Watson	+44 (0) 7754 559 534
52	Beefeater	Available	Milton Keynes Central Pl & The Barn	Milton Keynes	MK9 3BZ	Tim Widdows	+44 (0) 7795 037 676
53	Brewers Fayre	Under Offer	Monkey Puzzle	Farnborough	GU14 0JP	Richard Wood	+44 (0) 7778 880 583
54	Brewers Fayre	Sold	Monkton Lodge, Kilmarnock Road	Prestwick	KA9 2RJ	Tony Spence	+44 (0) 7546 698 684
55	Beefeater	Sold	Moor Farm, Annitsford	Cramlington	NE23 7QA	David Cash	+44 (0) 7736 621 023
56	Beefeater	Available	Moor Mill, Briketts Wood	St. Albans	AL2 3PN	Tim Widdows	+44 (0) 7795 037 676
57	Beefeater	Available	Morris Dancers	Ormskirk	L40 9RG	James Dodd	+44 (0) 7561 114 985
58	Beefeater	Available	Oast & Squire	Fareham	PO14 1RJ	Richard Wood	+44 (0) 7778 880 583
59	Table Table	Available	Oasthouse	Derby	DE23 8AG	Jonty Green	+44 (0) 7715 806 592
60	Brewers Fayre	Available	Ocean Park	Cardiff	CF24 5JT	Graeme Clifford	+44 (0) 7546 698 681
61	Beefeater	Available	Oxford North	Kidlington	OX5 1RA	Tim Widdows	+44 (0) 7795 037 676
62	Beefeater	Available	Oyster Reach, Bourne Hill	Ipswich	IP2 8ND	Hugo Fairbanks Weston	+44 (0) 7764 241 303
63	Table Table	Available	Pantruthyn Farm	Bridgend	CF35 5HY	Graeme Clifford	+44 (0) 7546 698 681
64	Table Table	Available	Pentrebach House	Merthyr Tydfil	CF48 4BD	Graeme Clifford	+44 (0) 7546 698 681
65	Beefeater	Sold	Preston Brook	Runcorn	WA7 3BA	Keith Stringer	+44 (0) 7764 241 307
66	Brewers Fayre	Under Offer	Preston Farm, Yarm Road	Stockton on Tees	TS18 3RT	Marslie McGregor	+44 (0) 7813 072 460

#	Brand	Status	Property Name	Location	Postcode	Negotiator	Telephone Number
67	Table Table	Under Offer	Ridgacre	West Bromwich	B70 ONP	Harry Coughlin	+44 (0) 7561 115 173
68	Cookhouse & Pub	Sold	Sandown IoW	Isle Of Wight	PO36 8LA	Richard Wood	+44 (0) 7778 880 583
69	Beefeater	Available	Smugglers Haunt	Bournemouth	BH22 9BB	Richard Wood	+44 (0) 7778 880 583
70	Table Table	Available	Smugglers Retreat, Minister Roundabout	Ramsgate	CT12 4AG	Keith Bridgen	+44 (0) 7732 601 751
71	Brewers Fayre	Available	Swallow, Augusta Close	Ipswich	IP3 9SS	Hugo Fairbanks Weston	+44 (0) 7764 241 303
72	Brewers Fayre	Under Offer	Telford North PI & Clock Tower	Telford	TF2 8LE	Harry Coughlin	+44 (0) 7561 115 173
73	Whitbread Inns	Available	The Bridgewater Arms	Shrewsbury	SY4 3DS	Keith Stringer	+44 (0) 7764 241 307
74	Brewers Fayre	Available	The Carousel	Scarborough	YO11 2EN	Alex Rex	+44 (0) 7540 061 864
75	Table Table	Under Offer	The Charter	Aylesbury	HP19 8AW	Tim Widdows	+44 (0) 7795 037 676
76	Table Table	Under Offer	The Colliers	Rugeley	WS15 1LX	Harry Coughlin	+44 (0) 7561 115 173
77	Beefeater	Available	The Farmhouse	Crewe	CW2 8SD	Keith Stringer	+44 (0) 7764 241 307
78	Cookhouse & Pub	Available	The Freeman	Bridlington	YO15 2PJ	Alex Rex	+44 (0) 7540 061 864
79	Brewers Fayre	Under Offer	The Harbour (Carrickfergus)	Belfast	BT38 8BE	James Dodd	+44 (0) 7561 114 985
80	Whitbread Inns	Available	The Heath	Southampton	SO45 4PW	Richard Wood	+44 (0) 7778 880 583
81	Brewers Fayre	Available	The Howgate, Howgate	Whitehaven	CA28 6PL	Marslie McGregor	+44 (0) 7813 072 460
82	Beefeater	Available	The Hut, 47 Bournemouth Road	Chaldler's Ford	SO53 3DJ	Richard Wood	+44 (0) 7778 880 583
83	Beefeater	Available	The Newhouse	Glasgow	ML1 5SY	Tony Spence	+44 (0) 7546 698 684
84	Beefeater	Available	The Plough, Folkestone Road	Dover	CT15 7AB	Keith Bridgen	+44 (0) 7732 601 751
85	Cookhouse & Pub	Under Offer	The Queen Inn	West Bromwich	B70 7PU	Harry Coughlin	+44 (0) 7561 115 173
86	Beefeater	Available	The Southcote	Reading	RG30 3AB	Tim Widdows	+44 (0) 7795 037 676
87	Brewers Fayre	Sold	The Wentworth, Tankersley	Barnsley	S75 3DL	Alex Rex	+44 (0) 7540 061 864
88	Beefeater	Under Offer	Three Fish	Telford	TF10 9BY	Harry Coughlin	+44 (0) 7561 115 173
89	Table Table	Available	Trevithick Inn	Camborne	TR14 7NF	Ryan Bassett	+44 (0) 7561 114 977
90	Beefeater	Available	Twelve Bells	Gloucester	GL3 4SS	Graeme Clifford	+44 (0) 7546 698 681
91	Brewers Fayre	Under Offer	Watermill	Halifax	HX3 0QT	Alex Rex	+44 (0) 7540 061 864
92	Whitbread Inns	Available	Weston-Super-Mare PI & The Hobbs Boat	Weston-super-mare	BS24 0BP	Graeme Clifford	+44 (0) 7546 698 681
93	Beefeater	Available	White Hart, Wichelsea Road, Guestling	Hastings	TN35 4LW	Keith Bridgen	+44 (0) 7732 601 751
94	Bar + Block	Under Offer	Whiteley Bar + Block	Fareham	PO157PD	Richard Wood	+44 (0) 7778 880 583
95	Brewers Fayre	Under Offer	Widnes	Widnes	WA8 0GY	Keith Stringer	+44 (0) 7764 241 307



Available

1. Table Table
Ashbridge Inn, Cwmbran, NP44 1DE

4256404

Short Leasehold asking price: Offers invited

- Characterful premises next to Premier Inn
- C. 8 miles north of Newport, near residential and industrial areas
- Car park and trade garden

Basis: Restaurant only | Lease Expiry: 28/09/2051



Under Offer

2. Beefeater
Badgers Sett, Stourbridge, DY9 9JS

4256405

Long Leasehold asking price: Offers invited

- Large roadside restaurant next to 40-room Premier Inn
- Stourbridge location, 2.7 miles from Clent Hills
- Lounge, restaurant and extensive outdoor seating

Basis: Restaurant only | Lease Expiry: 04/04/2072



Under Offer

3. Table Table
Balkerne Gate, Ipswich Road, Colchester, CO4 9WP

4256406

Freehold asking price: £650,000

- Modern premises adjoining large Premier Inn
- Busy junction with businesses & housing
- Three sections with 138 covers

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

4. Brewers Fayre
Bedford South, Bedford, MK42 7FY

4256408

Freehold asking price: £625,000

- Character detached property next to Premier Inn
- Convenient location just off the A421, close to several attractions
- Family-friendly, 200 covers with a mix of decor

Basis: Restaurant only | Lease Expiry: N/A



Available

5. Brewers Fayre
Bideford, Bideford, EX39 3FR

4256409

Freehold asking price: £1,500,000

- Modern premises adjacent to large Premier Inn
- North Devon harbour town
- Open plan bar & dining areas with 185 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

6. Beefeater
Birmingham South PI & Longbridge Station, Birmingham, B31 2UQ

4256410

Short Leasehold asking price: Offers invited

- Located on a leisure & retail scheme
- Opposite Longbridge Train Station & Longbridge Park & Ride
- Situated on the A38 on the way into Birmingham

Basis: Restaurant only | Lease Expiry: 26/11/2038



SOLD

7. Beefeater
Black Bear, Hamilton Road, Glasgow, G71 7SA

4256471

Freehold asking price: £425,000

- Close to M74, East of Glasgow
- Residential area close to visitor attractions
- 250 covers with bar area & gardens

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

8. Table Table
Bournemouth East PI & Lynton Court, Bournemouth, BH1 3PA

4256447

Long Leasehold asking price: £600,000

- Detached property
- Close to Bournemouth Beach
- Family-friendly restaurant

Basis: Whole site | Lease Expiry: 10/08/2094



Available

9. Table Table
Bowling Green, Weeley Roundabout, Clacton-on-sea, CO16 9AA

4256411

Freehold asking price: £600,000

- Busy road to Essex coast
- Modern premises, part of roadside services
- Open plan restaurant with 260 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

10. Brewers Fayre
Brampton Hut, Gt North Road, Huntingdon, PE28 4NQ

4256412

Long Leasehold asking price: £500,000

- Modern premises adjoining large Premier Inn
- Major junction of A1 and A14
- Bar & restaurant with 230 covers

Basis: Restaurant only | Lease Expiry: 09/03/2123



Available

11. Brewers Fayre
Brookers Oast, Beltring, Paddock Wood, TN12 6PY

4256512

Freehold asking price: £1,100,000

- Character building set in over two acres
- Adjoining Hop Farm visitor attraction
- 230 covers plus bar (40), gardens and parking

Basis: Standalone | Lease Expiry: N/A



Available

12. Beefeater
Broomside Park, Durham, DH1 1GG

4256414

Long Leasehold asking price: £500,000

- Restaurant on Belmont Industrial Park
- Nearby local activities such as Soccarena
- Densely populated residential area within walking distance

Basis: Restaurant only | Lease Expiry: 22/02/3002



Under Offer

13. Beefeater
Buckingham Pl, Buckingham, MK18 1SH

4256415

Freehold asking price: £650,000

- New detached single storey property
- Off busy main A421, on southern outskirts of Buckingham
- Open plan bar & dining areas with 200+ covers

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

14. Beefeater
Cardiff East Pl & Coach & Horses, Cardiff, CF3 2UQ

4256419

Freehold asking price: £2,100,000

- Restaurant and rooms
- Village location between Cardiff and Newport
- Restaurant with 183 covers and 49 rooms

Basis: Whole site | Lease Expiry: N/A



Available

15. Beefeater
Carnon Inn, Truro, TR3 6JZ

4256416

Freehold asking price: £450,000

- Modern premises adjacent to large Premier Inn
- Popular City of Truro
- Open plan bar & dining areas with 210 covers

Basis: Restaurant only | Lease Expiry: N/A



SOLD

16. Brewer Fayre
Clarence Pier, Long Curtain Road, Southsea, PO5 3XX

4256417

Leasehold asking price: Offers invited

- Seafront setting, close to Portsmouth
- Traditional seaside attractions nearby
- 235 covers, outside terrace with seaviews

Basis: Restaurant only | Lease Expiry: 29/08/2056



SOLD

17. Beefeater
Coombe Lodge, Coombe Road, Croydon, CR0 5RB

4256474

Freehold asking price: £1,000,000

- Grade II Listed manor house in grounds
- Affluent, yet densely populated area
- Restaurant, bar & conservatory seating 300+

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

18. Brewers Fayre
Cottams Field, Lancaster, LA1 3PE

4256420

Short Leasehold asking price: Offers invited

- Edge of city, just off the M6
- Part of commercial retail park
- Large open plan bar & dining area with 140+ covers

Basis: Restaurant only | Lease Expiry: 18/12/2037



Available

19. Cookhouse & Pub
Cotton Mill, Annandale, Kilmarnock, KA1 2RS

4256421

Freehold asking price: £350,000

- Edge of town, on A71 to the West Coast
- Residentail & light industry nearby
- Dining for 110 plus bar (30)

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

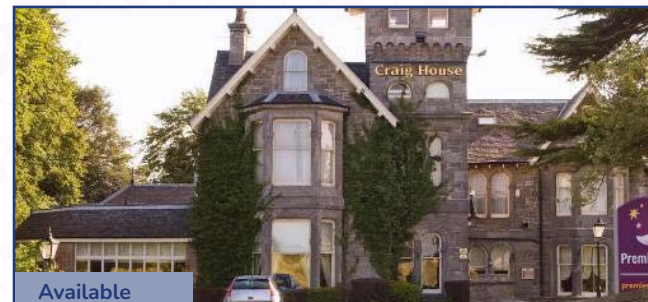
20. Brewers Fayre
Coventry East PI & The Sparrow, Coventry, CV7 9JP

4256486

Freehold asking price: £1,100,000

- Modern build restaurant with 28 room hotel, adjacent to the M6
- Close proximity to Rolls Royce, Polestar engineering & RAF Ansty
- 243 cover restaurant & 28-room hotel

Basis: Whole site | Lease Expiry: N/A



Available

21. Brewers Fayre
Craig House, Musselburgh, EH21 8PT

4256422

Freehold asking price: £475,000

- Pub & restaurant with function room
- Positioned in scenic Inveresk, 10 minutes from tourists spots
- Only 30 minutes from Edinburgh city centre

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

22. Brewers Fayre
Derry/Londonderry, Londonderry, BT47 6SA

4256424

Long Leasehold asking price: £375,000

- Close to Derry centre on the A514
- New build residential development opposite
- Open plan bar and dining area

Basis: Restaurant only | Lease Expiry: 15/12/3010



Available

23. Brewers Fayre
Dover East PI & Duke of York, Guston, Dover Kent, Dover, CT15 5FD

4267837

Freehold asking price: £1,600,000

- Restaurant, bar, grill and rooms
- Situated on the roundabout of A2 and A258
- 187 cover restaurant, 40 bedrooms

Basis: Whole site | Lease Expiry: N/A



Under Offer

24. Brewers Fayre
Dundee PI & Monifeth Farm, Dundee, DD5 4HB

4256002

Freehold asking price: £1,350,000

- Whole site sale near Dundee
- Restaurant situated in picturesque location near Angus
- Approximately a 19-minute drive to Dundee town centre

Basis: Whole site | Lease Expiry: N/A



SOLD

25. Brewers Fayre
Dunelm Ridge, Arnison Retail Centre, Durham, DH1 5GB

4256425

Freehold asking price: £500,000

- Modern site next to Arnison Retail Park
- North of city in residential & commercial area
- 200+ covers, play area and garden seating

Basis: Restaurant only | Lease Expiry: N/A



SOLD

26. Beefeater
Emersons Green, Westerleigh Road, Bristol, BS16 7AN

4256426

Freehold asking price: £900,000

- Modern premises next to Premier Inn
- Highly populated area in Bristol, near M4/M32 Junction
- 212 cover & bar (84) over 2 floors

Basis: Restaurant only | Lease Expiry: N/A



Available

27. Beefeater
Eureka Park, Eureka Leisure Park, Ashford, Ashford, TN25 4BN

4256427

Short Leasehold asking price: Offers invited

- Restaurant, bar & grill
- Leisure park location well placed easy access to Canterbury & Dover
- 210 covers including Bar

Basis: Restaurant only | Lease Expiry: N/A



Available

28. Beefeater
Farnborough Town Centre, Farnborough, GU14 7SJ

4256428

Short Leasehold asking price: Offers invited

- Large modern premises below Premier Inn
- Prominent town centre location
- Bar & restaurant for 190+ covers.

Basis: Restaurant only | Lease Expiry: 21/04/2041



Under Offer

29. Table Table
French Connection, Hall Avenue Oribital Retail Park Sevington, Ashford, TN24 0GN

4256429

Freehold asking price: £425,000

- Restaurant, bar & grill
- Retail park location
- 140 cover restaurant plus 56 cover bar

Basis: Restaurant only | Lease Expiry: N/A



SOLD

30. Brewers Fayre
Gateway Park, Roman Way, Lincoln, LN6 9UH

4256430

Freehold asking price: £650,000

- Prime site of 1.2 acres on A47 junction
- Busy retail & commercial area
- 200+ covers, outside seating and parking (50)

Basis: Standalone | Lease Expiry: N/A



Available

31. Brewers Fayre
Glastonbury, Glastonbury, BA6 9FW

4256432

Freehold asking price: £700,000

- Modern premises next to Premier Inn
- Glastonbury outskirts, near the junction of the A39 and A361
- Car park and trade garden

Basis: Restaurant only | Lease Expiry: N/A



Available

32. Beefeater
Gourdie Croft, Dundee, DD2 5JU

4256433

Freehold asking price: £425,000

- Roadside restaurant on the busy A90
- Approximately an 8-minute drive to Dundee Airport
- Sizeable internal and external trade area

Basis: Restaurant only | Lease Expiry: N/A



Available

33. Premier Inn Joint Site
Great Yarmouth, South Beach Parade, Great Yarmouth, NR30 3DD

4256434

New Lease asking price: Offers invited

- Ground floor of beachfront Premier Inn hotel
- Next to Pleasure Beach & Development Zone
- 180 covers, bar and seaviews

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

34. Beefeater
Griff House, Nuneaton, CV10 7PJ

4256435

Freehold asking price: £750,000

- Restaurant located within 18th Century building
- Close proximity to lots of quick service restaurants
- 255 cover restaurant attached to Premier Inn

Basis: Restaurant only | Lease Expiry: N/A



Available

35. Beefeater
Halfway House, Dunstable, LU5 4LL

4256436

Freehold asking price: £750,000

- Large 2-storey property with beer garden
- Busy junction on A505, 0.6 miles West of M1 (junction 11)
- Large open plan bar & dining area with 140+ covers

Basis: Restaurant only | Lease Expiry: N/A



Available

36. Beefeater
Hilden Manor, London Road, Tonbridge, TN10 3AN

4256438

Freehold asking price: £1,300,000

- Former manor house from 1400's
- Main road next to Tonbridge Oast Theatre
- Interior a mix of old and new with 175 covers

Basis: Restaurant only | Lease Expiry: N/A



SOLD

37. Cookhouse & Pub
Holystone Park, Edmumd Road, Newcastle, NE27 0UN

4256513

Leasehold asking price: £450,000

- Busy junction on A19, North of Newcastle
- Popular residential area, en-route to coast
- 185 covers with large bar & lawned gardens

Basis: Restaurant only | Lease Expiry: 23/06/2127



Under Offer

38. Brewers Fayre
Home Farm, Hessele, Hull, HU13 0JA

4256440

Freehold asking price: £500,000

- Next to Humber Bridge at busy junction
- Country park, offices & residential nearby
- 240+ covers over two floors, bars and garden

Basis: Restaurant only | Lease Expiry: N/A



Available

39. Table Table
Horse & Jockey, Dunstable, LU6 3QP

4256441

Freehold asking price: £500,000

- Character detached property next to Premier Inn
- Busy road, five miles north of M1
- Bar & restaurant with 160+ covers

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

40. Brewers Fayre
Kembrey Inn, Swindon, SN2 8YS

4256442

Long Leasehold asking price: £400,000

- Modern premises next to Premier Inn
- Swindon residential suburb and near to business park
- Restaurant and bar with 224 covers

Basis: Restaurant only | Lease Expiry: 24/02/2130



Available

41. Brewers Fayre
Kincardine Way, Falkirk, FK2 8PJ

4256443

Freehold asking price: £360,000

- Character two storey detached property
- On busy M876 service area, near to M9 Motorway
- Open plan bar & dining areas with 190 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

42. Brewers Fayre
King William IV, Worksop, S81 8HU

4256444

Freehold asking price: £900,000

- Large restaurant in the heart of Oldcoates village
- Easily accessible via the A60, A634 and Bythe Road
- Sizeable car park and external trade area

Basis: Restaurant only | Lease Expiry: N/A



Available

43. Beefeater
Lady Nairne, Edinburgh, EH8 7NG

4256445

Freehold asking price: £450,000

- Character restaurant with charming exterior and rustic feature wall
- Indoor and outdoor dining
- Positioned just off the A1 on the outskirts of Edinburgh

Basis: Restaurant only | Lease Expiry: N/A



Available

44. Bar + Block
Leamington Spa Town Centre, Leamington Spa, CV32 4AG

4256407

Leasehold asking price: Offers invited

- Large ground floor "lock up" premises
- Affluent Spa town centre location
- 110 cover restaurant plus, 30 cover outside area

Basis: Restaurant only | Lease Expiry: N/A



Available

45. Whitbread Inns
Liskeard Tavern, Retail Park, Haviland Road, Liskeard, PL14 3FG

4256560

Freehold asking price: Offers invited

- Detached site adjacent to Premier Inn
- Prime position on busy A38 road
- Open plan bar & dining areas with 182 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

46. Brewers Fayre
Loggans Moor, Hayle, TR27 5DG

4256446

Freehold asking price: £750,000

- Situated next to Premier Inn & Travelodge
- Port Town, next to St Ives
- Open plan bar & dining areas with 215 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

47. Beefeater
London Twickenham East Pl & The Fountain, Twickenham, TW2 5PE

4256476

Freehold asking price: Offers invited

- 228 covers over two floors
- 17 letting rooms
- Two miles from Twickenham Rugby Stadium

Basis: Whole site | Lease Expiry: N/A



Available

48. Brewers Fayre
Mains of Balquharn, Aberdeen, AB12 4QS

4256448

Freehold asking price: £425,000

- Detached stone built property next to large Premier Inn
- Off main A92, North West outskirts of Porthleven
- Three section bar & dining area with 170+ covers

Basis: Restaurant only | Lease Expiry: N/A



Available

49. Table Table
Marine Court, Marine Parade Dover, Dover, CT16 1LW

4256449

Short Leasehold asking price: Offers invited

- Restaurant & bar overlooking the sea
- Located on Marine Parade promenade
- 138 cover restaurant & 43 cover bar

Basis: Restaurant only | Lease Expiry: 26/03/2044



Available

50. Whitbread Inns
May Tree, Helston, TR13 0QD

4256482

Freehold asking price: £750,000

- Detached site adjacent to Premier Inn
- Popular Town of Helston
- Open plan bar & dining areas with 262 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

51. Table Table
Mill of Mundurno, Aberdeen, AB23 8BP

4256450

Freehold asking price: £425,000

- Stone built property with trade garden
- Main A92 road, 2.5 miles North of Aberdeen
- 15+ dining covers plus bar for 40

Basis: Restaurant only | Lease Expiry: N/A



Available

52. Beefeater
Milton Keynes Central PI & The Barn, Milton Keynes, MK9 3BZ

4256470

Short Leasehold asking price: £1,500,000

- New 2-storey property next to Premier Inn hotel
- Prominent position within central Milton Keynes
- Bar & restaurant with over 200 covers on two floors

Basis: Whole site | Lease Expiry: 31/12/2039



Under Offer

53. Brewers Fayre
Monkey Puzzle, Farnborough, GU14 0JP

4256451

Freehold asking price: £600,000

- Detached restaurant
- Close to central Farnborough
- 250 + covers

Basis: Restaurant only | Lease Expiry: N/A



SOLD

54. Brewers Fayre
Monkton Lodge, Kilmarnock Road, Prestwick, KA9 2RJ

4256452

Freehold asking price: £300,000

- Busy service area next to airport
- Kilmarnock, Ayr & Troon golf course nearby
- 240 covers, bar (30) and garden seating

Basis: Restaurant only | Lease Expiry: N/A



SOLD

55. Beefeater
Moor Farm, Annitsford, Cramlington, NE23 7QA

4256453

Freehold asking price: £500,000

- Modern roadside service area
- Busy location on A19, close to A1
- Over 200 covers plus events space

Basis: Restaurant only | Lease Expiry: N/A



Available

56. Beefeater
Moor Mill, Briketts Wood, St. Albans, AL2 3PN

4256454

Freehold asking price: £750,000

- Delightful old watermill on the river
- Between St Albans & Watford
- 140 covers over two floors

Basis: Restaurant only | Lease Expiry: N/A



Available

57. Beefeater
Morris Dancers, Ormskirk, L40 9RG

4256455

Freehold asking price: £600,000

- Village location just outside Ormskirk
- Main road on A570
- Modern open plan dining and bar areas

Basis: Restaurant only | Lease Expiry: N/A



Available

58. Beefeater
Oast & Squire, Fareham, PO14 1RJ

4256484

Freehold asking price: £1,250,000

- Character detached property
- Busy main A27 Road, Western outskirts of Fareham
- Bar & restaurant with 140+ covers

Basis: Restaurant only | Lease Expiry: N/A



Available

59. Table Table
Oasthouse, Derby, DE23 8AG

4256497

Freehold asking price: £650,000

- Roadside restaurant on Southern ring road
- Family-friendly restaurant, next to TenPin Bowling
- Situated in Foresters Leisure Park

Basis: Restaurant only | Lease Expiry: N/A



Available

60. Brewers Fayre
Ocean Park, Cardiff, CF24 5JT

4256456

Long Leasehold asking price: £400,000

- Modern premises next to Premier Inn
- Populous suburb near industrial estate and central Cardiff
- Restaurant and bar with 196 covers

Basis: Restaurant only | Lease Expiry: 02/08/2995



Available

61. Beefeater
Oxford North, Kidlington, OX5 1RA

4256498

Short Leasehold asking price: Offers invited

- New 2-storey property next to Premier Inn hotel
- Easily accessible position at Oxford technology park
- 150 covers which features a mix of modern and rustic design

Basis: Restaurant only | Lease Expiry: 13/01/2045



Available

62. Beefeater
Oyster Reach, Bourne Hill, Ipswich, IP2 8ND

4256499

Freehold asking price: £600,000

- Corner site overlooking Marina
- Character building with many features
- 156 covers plus first floor dining (46)

Basis: Restaurant only | Lease Expiry: N/A



Available

63. Table Table
Pantruthyn Farm, Bridgend, CF35 5HY

4256457

Freehold asking price: £375,000

- Modern premises next to Premier Inn
- Off junction 35 on the M4 in Pencoed, Bridgend
- Restaurant and bar with 251 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

64. Table Table
Pentrebach House, Merthyr Tydfil, CF48 4BD

4256458

Freehold asking price: £700,000

- Characterful premises next to Premier Inn
- Residential edge of town location near A4060
- Restaurant and bar with 222 covers

Basis: Restaurant only | Lease Expiry: N/A



SOLD

65. Beefeater
Preston Brook, Runcorn, WA7 3BA

4256459

Freehold asking price: £750,000

- Restaurant adjacent to Whitehouse Industrial Estate
- Large internal and external trade area
- Close proximity to Preston Brook Village

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

66. Brewers Fayre
Preston Farm, Yarm Road, Stockton on Tees, TS18 3RT

4256460

Freehold asking price: £550,000

- Busy junction on A66 to Middlesborough
- Close to retail, residential & local attractions
- 180 covers, play area & outdoor seating

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

67. Table Table
Ridgacre, West Bromwich, B70 0NP

4256463

Freehold asking price: £525,000

- Single storey restaurant adjacent to The Black Country New Road
- 1.6 miles from West Bromwich town centre
- 221 cover restaurant next to Premier Inn

Basis: Restaurant only | Lease Expiry: N/A



SOLD

68. Cookhouse & Pub
Sandown loW, Isle Of Wight, PO36 8LA

4256465

New Lease asking price: Offers invited

- Lock up' leasehold restaurant
- Views across Sandown Beach
- Bar & restaurant with 150 covers plus

Basis: Restaurant only | Lease Expiry: N/A



Available

69. Beefeater
Smugglers Haunt, Bournemouth, BH22 9BB

4256467

Freehold asking price: £725,000

- Traditional thatched restaurant
- Close to the New Forest National Park
- Bar & restaurant with 200 covers plus

Basis: Restaurant only | Lease Expiry: N/A



Available

70. Table Table
Smugglers Retreat, Minister Roundabout, Ramsgate, CT12 4AG

4256468

Freehold asking price: £550,000

- Well placed at busy roadside area
- Next to expanding Manston Airport
- Open plan restaurant with 204 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

71. Brewers Fayre
Swallow, Augusta Close, Ipswich, IP3 9SS

4256487

Freehold asking price: £450,000

- Residential & retail location
- On busy A14, 4 miles from town centre
- 170 covers, dining, bar (40) and play area

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

72. Brewers Fayre
Telford North PI & Clock Tower, Telford, TF2 8LE

4256418

Freehold asking price: £1,000,000

- Modern restaurant near Hoo zoo & Dinosaur world
- Close proximity to Breton Park & retail units
- 288 cover restaurant and 20-bed hotel

Basis: Whole site | Lease Expiry: N/A



Available

73. Whitbread Inns
The Bridgewater Arms, Shrewsbury, SY4 3DS

4256413

Freehold asking price: £750,000

- Pub & restaurant serving seasonal foods and local drinks
- Located in Harmer Hill, just off the A49
- Less than 20 minutes from centre of Shrewsbury

Basis: Restaurant only | Lease Expiry: N/A



Available

74. Brewers Fayre
The Carousel, Scarborough, YO11 2EN

4256472

Short Leasehold asking price: Offers invited

- Ground floor leasehold unit in central Scarborough
- Highfoot area approximately 0.3 miles from the beach
- Short walk to Scarborough train station and local attractions

Basis: Restaurant only | Lease Expiry: 03/10/2036



Under Offer

75. Table Table
The Charter, Aylesbury, HP19 8AW

4267836

Freehold asking price: £1,475,000

- Character detached property in its own grounds
- Located just off Bicester road, close to several attractions
- Over 150 internal covers, with a traditional decor

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

76. Table Table
The Colliers, Rugeley, WS15 1LX

4256473

Freehold asking price: £425,000

- Modern restaurant adjacent to the A51
- Near Cannock chase National Trust Shrugborough Estate
- Approximately a 6-minute drive to Rugeley town centre

Basis: Restaurant only | Lease Expiry: N/A



Available

77. Beefeater
The Farmhouse, Crewe, CW2 8SD

4256475

Freehold asking price: £450,000

- Roadside restaurant situated next to the busy A530
- Positioned near a large amount of family housing
- Approximately a 8-minute drive from Crewe city centre

Basis: Restaurant only | Lease Expiry: N/A



Available

78. Cookhouse & Pub
The Freeman, Bridlington, YO15 2PJ

4256477

New Lease asking price: Offers invited

- New lease opportunity on the seafront
- Large ground floor unit and external trade area overlooking the sea
- Situated parallel to the busy Bridlington promenade

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

79. Brewers Fayre
The Harbour (Carrickfergus), Belfast, BT38 8BE

4256478

Freehold asking price: £400,000

- Overlooking Carrickfergus Harbour
- Close by to retail park and tourist attractions
- Open plan bar and dining area

Basis: Restaurant only | Lease Expiry: N/A



Available

80. Whitbread Inns
The Heath, Southampton, SO45 4PW

4256479

Freehold asking price: £1,500,000

- Character detached property
- Edge of the New Forest National Park
- Bar & restaurant with 150 covers plus

Basis: Restaurant only | Lease Expiry: N/A



Available

81. Brewers Fayre
The Howgate, Howgate, Whitehaven, CA28 6PL

4256481

New Lease asking price: Offers invited

- Large 2-storey property next to Premier Inn
- Prime position on busy B5306
- Bar & restaurant with 150 covers plus

Basis: Restaurant only | Lease Expiry: N/A



Available

82. Beefeater
The Hut, 47 Bournemouth Road, Chaldler's Ford, SO53 3DJ

4256547

Freehold asking price: Offers invited

- Closed detached restaurant
- Close to Chandler's ford
- 110 + covers

Basis: Whole site | Lease Expiry: N/A



Available

83. Beefeater
The Newhouse, Glasgow, ML1 5SY

4256483

Freehold asking price: £950,000

- Large 2-storey property next to Premier Inn
- Prominent position on A73 close to junction 8 of M8 Motorway
- Bar & dining areas with 180 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

84. Beefeater
The Plough, Folkestone Road, Dover, CT15 7AB

4256485

Freehold asking price: £675,000

- Countryside destination pub
- Well placed between Dover & Folkestone
- 170 covers plus bar (40)

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

85. Cookhouse & Pub

The Queen Inn, West Bromwich, B70 7PU

4256461

Long Leasehold asking price: Offers invited

- Modern restaurant next to the A41
- Adjacent New Square Shopping centre
- 211 covers, ground floor restaurant in line within Premier Inn hotel

Basis: Restaurant only | Lease Expiry: 11/10/2163



Available

86. Beefeater

The Southcote, Reading, RG30 3AB

4256469

Freehold asking price: £2,250,000

- Large 2-storey detached "standalone" property
- Prime position on busy A4 main road, outskirts of Reading centre
- Ground floor bar/restaurant & first floor function room (28)

Basis: Restaurant only | Lease Expiry: N/A



SOLD

87. Brewers Fayre

The Wentworth, Tankersley, Barnsley, S75 3DL

4256489

Freehold asking price: £475,000

- Between Barnsley & Sheffield, close to M1
- Office/warehouse complex adjoining
- 247 covers, play area and outside patio

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

88. Beefeater

Three Fish, Telford, TF10 9BY

4256490

Freehold asking price: £1,000,000

- Restaurant adjacent to the Newport Bypass
- Near The Aqualate Golf Club & Mere Park Garden Centre
- 208 cover restaurant next to The Premier Inn Newport/Telford

Basis: Restaurant only | Lease Expiry: N/A



Available

89. Table Table

Trevithick Inn, Camborne, TR14 7NF

4256488

Freehold asking price: £600,000

- Detached site adjacent to Premier Inn
- Large town on the South West coastal path
- Open plan bar & dining areas with 216 covers

Basis: Restaurant only | Lease Expiry: N/A



Available

90. Beefeater

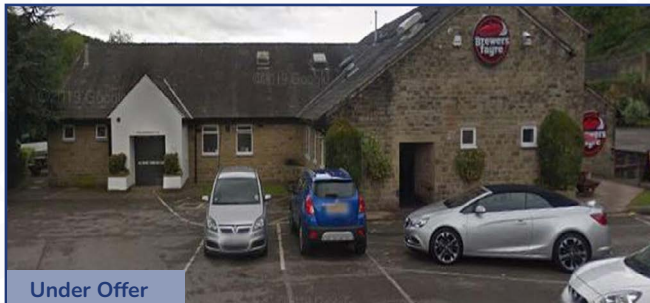
Twelve Bells, Gloucester, GL3 4SS

4256492

Freehold asking price: £1,100,000

- Characterful premises next to Premier Inn
- Countryside location on Gloucester to Cirencester Road
- Restaurant and bar with 188 covers

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

91. Brewers Fayre
Watermill, Halifax, HX3 0QT

4256493

Mixed Tenure asking price: £800,000

- 31-bed waterside hotel and restaurant South of Halifax city centre
- Large site with ample parking and outdoor childrens play area
- Approximately 10-minute walk from Salterhebble Lock

Basis: Whole site | Lease Expiry: N/A



Available

92. Whitbread Inns
Weston-Super-Mare PI & The Hobbs Boat, Weston-super-mare, BS24 0BP

4256439

Freehold asking price: £1,500,000

- Restaurant and rooms
- Somerset village near to coastal holiday resort
- Restaurant with 159 covers and 44 rooms

Basis: Whole site | Lease Expiry: N/A



Available

93. Beefeater
White Hart, Wichelsea Road, Guestling, Hastings, TN35 4LW

4256494

Freehold asking price: £700,000

- Country pub on road to Rye
- Chartaterful 1700's building in four acres
- 148 cover plus bar (26)

Basis: Restaurant only | Lease Expiry: N/A



Under Offer

94. Bar + Block
Whiteley Bar + Block, Fareham, PO157PD

4256495

Short Leasehold asking price: £450,000

- Large end unit
- Whiteley Town Location
- Bar & restaurant with 140 covers

Basis: Restaurant only | Lease Expiry: 30/10/2041



Under Offer

95. Brewers Fayre
Widnes, Widnes, WA8 0GY

4256496

Long Leasehold asking price: £400,000

- Modern detached restaurant opposite Premier Inn
- Prominently located to town centre & Hive leisure park
- Open plan trade area with 120 covers

Basis: Restaurant only | Lease Expiry: 16/06/3010

OTHER INFORMATION

BOUNDARY PLAN

1. Restaurant Only Disposal – the plans edged in red are a guide to Whitbread's property's ownership, the boundary edged in blue is the demise that will transfer as part of the freehold, long leasehold or shorter leasehold transactions.
2. Whole Site Disposal – the plans edged in red are a guide to the property's boundary only.
3. Stacked Sites – where the restaurant sits directly below the hotel, the access from the hotel reception will be closed off, with access directed through the main restaurant entrance.

VAT

VAT will be added to the purchase price of all properties and will be calculated if the property has living accommodation at 90% of the purchase price. It will be 100% if the property does not have living accommodation. If the transaction is deemed to be a Transfer of Going Concern (TOGC), VAT will not be payable unless deemed by HMRC.

CAPITAL ALLOWANCES

The buyer will enter into agreement that Goodwill will be valued at £1.00 for the restaurant and £1.00 for the hotel element of the whole sites.

The buyer will enter into a capital allowances election on completion attributing £1.00 to fix the amount allocated to fixtures and fittings for the restaurant and £1.00 for the hotel element for whole sites.

FIXTURES & FITTINGS

The seller reserves the right to remove any third-party items, including dispense and beer flow monitor equipment, cellar cooling and any computer equipment. The purchase price includes fixtures & fittings, and the buyer will inherit any remaining items.

STOCK

Stock in trade is to be purchased additionally and at valuation, to include dry and wet stocks, cleaning materials, fuel supplies, containers, and trade glassware.

SIGNAGE

Any signage at the Property is excluded from the sale. The Seller will be entitled to remove the signage and the Buyer will permit the Seller reasonable access to the Property to do so.

LEGAL & SURVEYORS COSTS

Each party is responsible for their own legal and surveyor costs.

TUPE

Transfer of Undertakings for Protection of Employment will apply to all transactions.

BOARD APPROVAL

All Deals Agreed are subject to Whitbread Board approval.

LICENSING

The purchaser, or the solicitor acting for the Purchaser, should apply to the relevant Local Authority to clarify the requirement for appropriate licences. Under the Licensing Act 2003 it is a requirement that all premises serving or retailing alcohol must hold a premises licence.

FINANCIALS

Financial headline information has been provided on each asset page within the data room.

CO-LOCATION AGREEMENT

Whitbread will expect all purchasers in the short term to honor the provision of breakfast at any restaurants in shared hotel locations. A summary of the service provision will be available upon request.

ANTI MONEY LAUNDERING LEGISLATION

The UK's Money Laundering Regulations 2017 require us to ascertain the beneficial owner(s) of both parties of transaction, including those who trade as a company, partnership, trust or other entity (or a combination of these). We ask that interested parties provide the necessary documentation to allow us to fulfill our legal obligations in regards to this legislation. This may include, but is not limited to: information on who the beneficial owners are; recent Certificates of Incorporation; Annual Returns; details of who shareholders are; written communication from an accountant or solicitor stating who the beneficial owners are; written confirmation from an accountant or solicitor stating who the beneficial owner(s) are; partnership deeds; latest accounts; complex structures summarised by way of an organisation chart; proof of identity and home address (which for individuals living overseas, will have to be certified by a solicitor or professional of similar standing). If you are in any doubt as to what documentation is required, please contact us.