Brewers Fayre Abergavenny

Westgate Yard, Llanfoist
Abergavenny
NP7 9LH

Freehold: £585,000 + VAT

Ref: 3451587

KEY HIGHLIGHTS

- Freehold Restaurant & Bar
- C.154 restaurant & bar covers
- Adjacent to a 61 room Premier Inn
- External trade area
- Internal & external play areas
- Energy Rating: B

LOCATION

The Brewers Fayre in Abergavenny is situated at Westgate in Llanfoist, south of the town centre, occupying a roadside position close to the A465.

The surrounding area is predominantly commercial including an adjacent 61 bed Premier Inn and the location is well located for access to Abergavenny town centre, Castle and Museum. It also sits on the edge of the Brecon Beacons National Park.

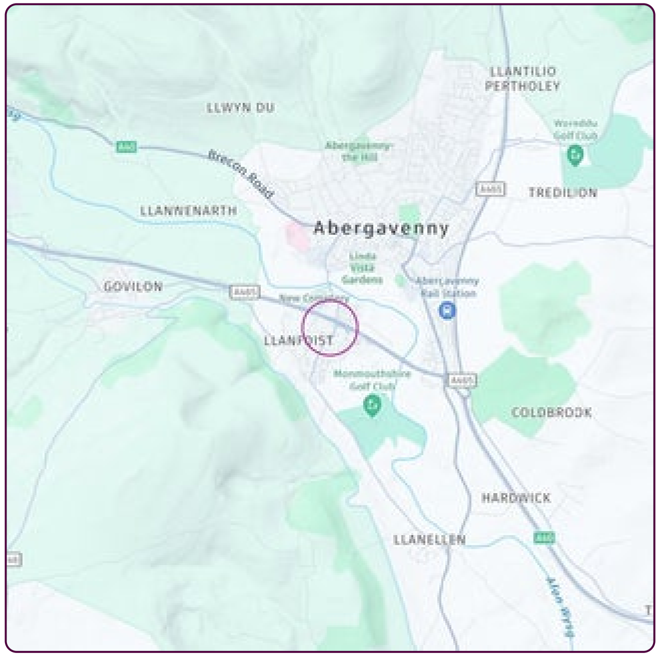
There are strong road links via the nearby A40 and A465, providing routes to Newport, Hereford and the wider motorway network. The town's railway station and local bus services offer additional public transport options and access to the wider South Wales region and beyond.

DESCRIPTION

The Abergavenny Brewers Fayre is a purpose-built, detached restaurant with brick elevations and rendered sections set beneath a pitched tiled roof.

Internally, the property has an open-plan restaurant arranged around a central bar and service area. Seating is configured to accommodate a range of customer groups, including table and booth-style arrangements suited to family dining. The unit has commercial kitchen and ancillary back-of-house areas, including storage, staff welfare facilities and an office.

There is a large shared car park, and an outdoor seating area.



INTERNAL DETAILS

- Restaurant & bar area
- Bar
- Ladies WCs & Gents WCs
- Baby change room & accessible WC
- Commercial kitchen
- Walk in fridge & walk in freezer
- Office
- Staff room
- Utility Room
- Storage
- Staff WCs
- Cellar

OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- The plans edged in blue are a guide to Whitbread's property's ownership, the boundary edged in red is the demise that will transfer as part of the Freehold, Long Leasehold or shorter leasehold transactions.
- 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.

TENURE

Freehold.

EXTERNAL DETAILS

- Large shared car park & external customer seating area

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 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

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.

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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