



THE LADYBRIDGE BEEFEATER

Bonehill Rd, Tamworth, B78 3HE

FREEHOLD: £700,000 PLUS VAT | REF: 5862777

KEY HIGHLIGHTS

- Turnkey Operation in Prime Location
- Adjacent to Premier Inn (91 rooms)
- C. 200 internal covers
- c. 80 External covers
- Two Bedroom Flat & One Bedroom flat above pub
- Energy rating B



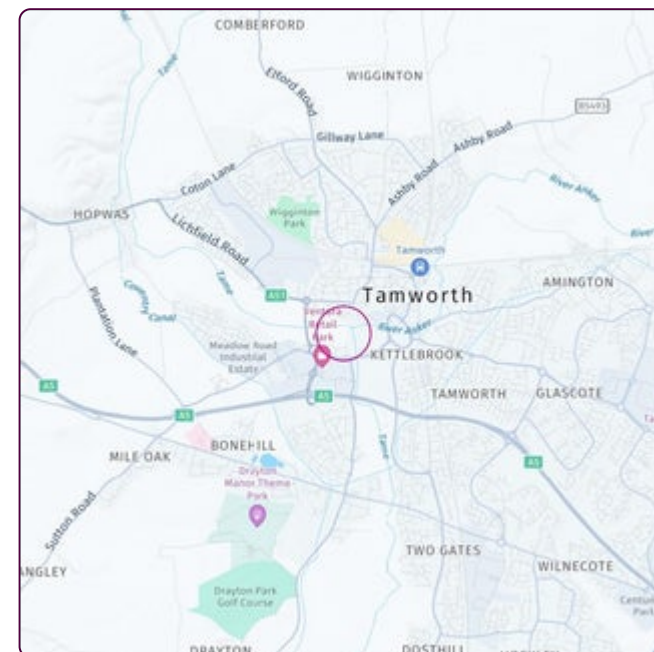
LOCATION

Ladybridge Beefeater occupies a highly prominent position fronting Bonehill Road (B78 3HE) within the well-established Ladybridge area of Tamworth, Staffordshire.

The location benefits from excellent connectivity, near Tamworth Castle and the River Tame, within close proximity to the A5 trunk road, providing direct links to the M42 (J10) and onward access to the wider Midlands motorway network.

The immediate surroundings comprise a mix of residential neighbourhoods, local amenities and established commercial occupiers at the Ventura retail park with tenants such as M&S, B&Q, Sainsburys & Sytner, creating significant destination appeal

Tamworth itself is a thriving market town with a strong retail and leisure offering, together with regular rail services to Birmingham and London, enhancing its accessibility and appeal for both businesses and customers alike. Regional attractions include Twycross Zoo and the Snowdome

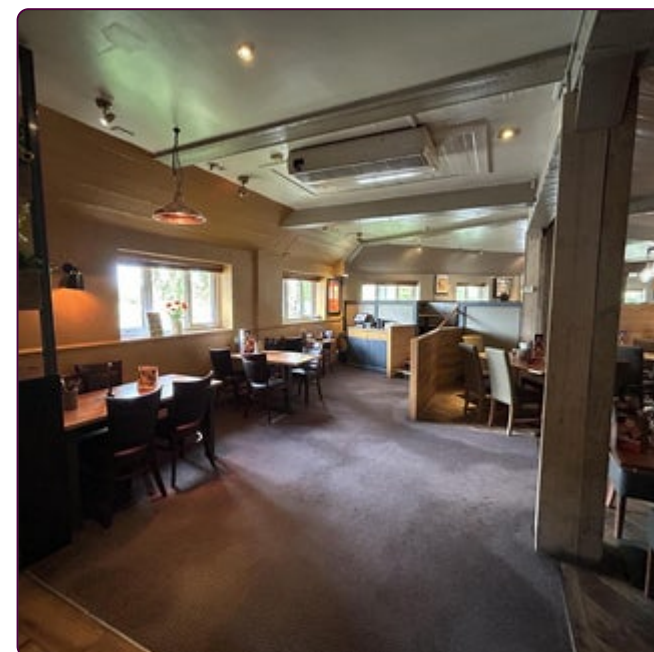


DESCRIPTION

The property is a purpose built restaurant and bar, designed and decorated in recognisable Beefeater branding. The unit offers a welcoming, family friendly aesthetic, with distinct dining areas separate to more casual drinkers.

The property sits on a large site, with sizeable car park and a 91 room Premier Inn adjacent to the pub. The convenient connection to the hotel, retail park, town centre and road network, makes this a highly attractive destination venue for operators offering a breakfast, lunch and evening service.

For an incoming operator, there is significant opportunity to capture the already significant demand from overnight visitors and the local market via the established trade



INTERNAL DETAILS

Internally, the building is designed to maximise internal covers, with the following configuration:

- Welcome Station upon entry
- Single Bar Servery
- Casual seating and dining near the bar, including pool table and fruit machines - c. 70 covers
- designated restaurant and breakfast station to the left of the building as you enter c.110 covers
- further Mezzanine dining areas which offer private dining opportunity c 20 covers
- Private Function / meeting room
- Customer WCs at both ends of the pub

Ancillary areas include the commercial grade kitchen, prep areas, cellar, storage, staff facilities.



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

Mon - Fri: 6:30am - 10pm

Saturday: 7am - 10pm

Sunday: 7am - 9:30pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

This represents a rare opportunity to acquire a fully fitted, large-scale licensed restaurant within a proven trading location.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, with established layout and trade
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or new menus



OWNER'S ACCOMMODATION

Above the pub, there are two flats, acting as a useful provision for on-site staff or owners, with the following configuration:

- Two bedroom flat, containing two double bedrooms, a shared bathroom, a living room, with separate kitchen.
- One bedroom flat, containing one double bedroom, shared bathroom, living room and separate kitchen

EXTERNAL DETAILS

Externally, the site features the following:

- Large car park, shared with the hotel with EV parking
- Well presented External seating to the front of the site c 40 covers
- Patio area to the rear of the site c. 30 covers

TENURE

Freehold

T&C'S LINK

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CONTACT

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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.

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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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