

THE TURNPIKE

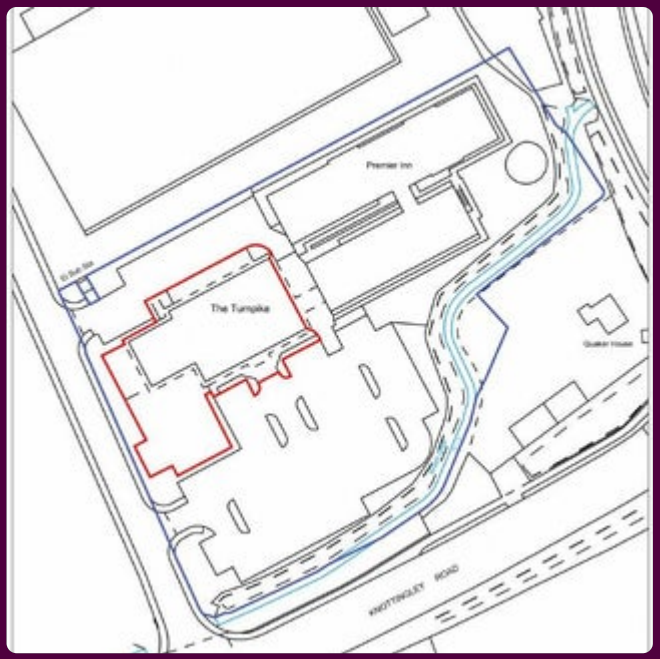
Pontefract Road, Knottingley, Pontefract, WF11 0BU

FREEHOLD: £450,000 PLUS VAT | REF: 5469161

KEY HIGHLIGHTS

- Established Freehold Bar & Restaurant
- Adjacent to Premier Inn (101 rooms)
- Strong Wet and Dry Trade
- Indoor and outdoor children's play areas
- 150 internal covers
- Energy rating B





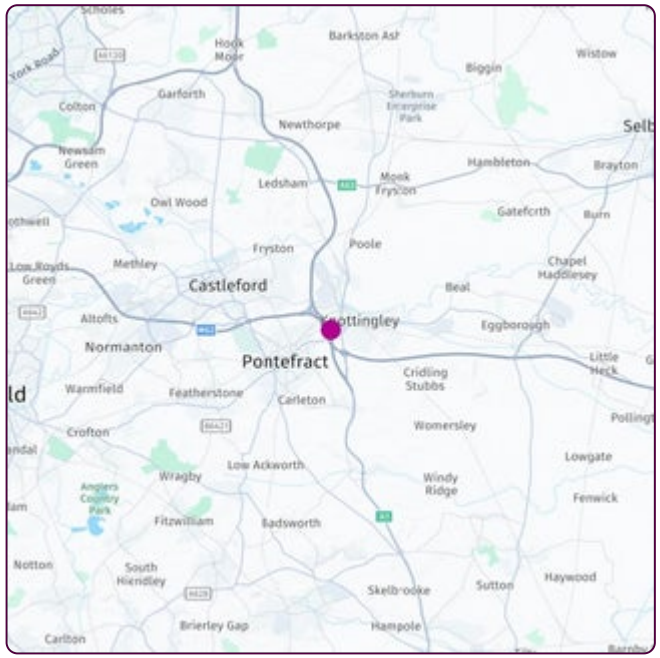
LOCATION

The Turnpike Brewers Fayre in Pontefract is located to the south of the town centre, just off the A639 and close to the A1(M), providing excellent access to the wider motorway network.

The restaurant sits adjacent to the Premier Inn Pontefract North hotel within a well-established roadside and leisure location.

It is positioned near key retail and business areas, including developments along the A639 corridor and nearby industrial estates, as well as being a short drive from Pontefract town centre.

The site also benefits from proximity to larger retail destinations in the wider area, including Glasshoughton, which offers a mix of outlet shopping, leisure facilities and restaurants, supporting strong levels of passing traffic and footfall.



DESCRIPTION

Detached purpose-built branded restaurant operating in a modern family dining configuration.

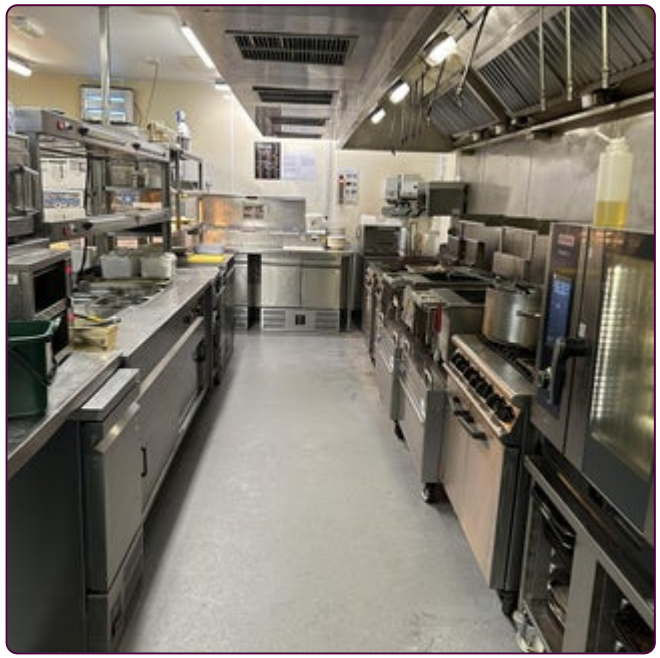
Strong emphasis on:

Value-led casual dining
Family occasions
Group visits
Hotel-linked food trade

* Sale price is subject to VAT







INTERNAL DETAILS

Main trading restaurant areas
Bar and lounge seating
Dedicated breakfast capacity
Indoor children's play area
Commercial catering kitchen
Customer WC facilities
Ancillary and staff accommodation





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 to Friday 6:30am - 11:00pm
Saturday 7:00am - 11:00pm
Sunday 7:00am - 10:30pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

Opportunity to acquire a substantial family-led Brewers Fayre pub restaurant strategically positioned close to the A1(M) and M62 road networks.

Established roadside and hotel-linked trading operation benefitting from:

Premier Inn adjacency
Passing traffic
Family destination dining
Breakfast trade
Long-established local awareness

Strong all-day operation with:

Breakfast service
Midweek value-led dining
Sunday carvery
Wet-led social trade
Children's activity appeal

Additional opportunity to drive:

Events trade
Sports-led wet sales
Community and family programming
Destination children's entertainment offer

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.





EXTERNAL DETAILS

Extensive customer parking provision.
Outdoor seating and garden trading area.
Established destination family positioning with indoor and outdoor play components.
Excellent roadside visibility.

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.

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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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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