

The Pavilion Beefeater

Hutton Moor Road
Weston-super-Mare
BS22 8LY

Leasehold: Offers Invited + VAT
Annual Rent: Offers Invited

Ref: 3460499

KEY HIGHLIGHTS

- Leasehold Restaurant & Bar
- C. 85 restaurant & bar covers
- Located next to 127 room Premier Inn
- External trade area
- Accessible to tourist attractions & beaches
- Premises Licence | Energy Rating B

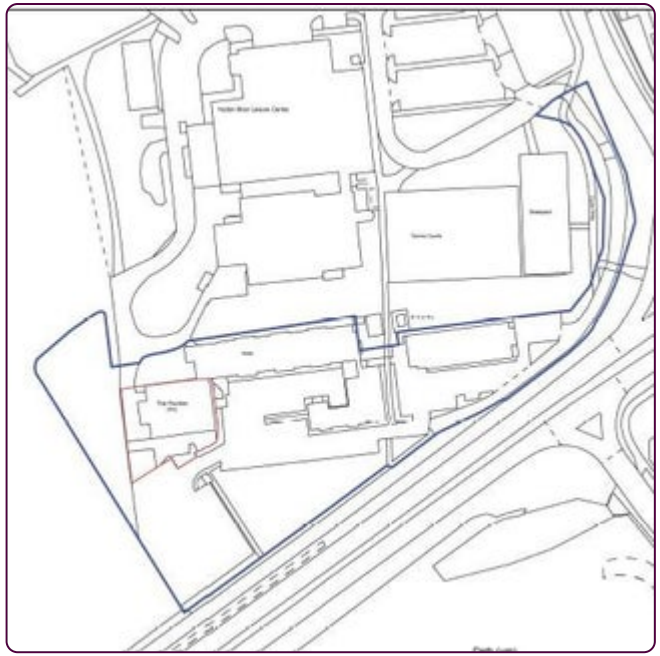


LOCATION

The Pavilion Beefeater is situated on Hutton Moor Road in Weston-super-Mare, within an established commercial and roadside leisure location to the north of the town centre. The property is positioned adjacent to a Premier Inn hotel and close to surrounding retail, leisure including Hutton Moor Leisure Centre, an residential areas, providing a source of customer throughout the day.

The town's seafront is a short drive away, which includes the main beach, promenade and the Grand Pier, one of the area's main visitor attractions.

The area has good transport links, with access to the M5 motorway at Junction 21, providing direct connections to Bristol and the wider South West and the railway station offers regular direct services to Bristol, London and Cardiff, while local bus routes provide convenient connections across the town and surrounding areas.









DESCRIPTION

The Pavilion is a purpose-built, two storey detached restaurant, with brick elevations, rendered sections and a pitched tiled roof.

The property has an open-plan internal with a central bar. Seating is a mix of tables, booths and flexible family dining spaces. The restaurant has a commercial kitchen and customer facing grill station, and to the rear of the building there is ancillary accommodation including dry and chilled storage, staff areas and customer WCs.

Externally, the site there is a shared customer car park and external customer seating.

INTERNAL DETAILS

- Restaurant & bar area
- Bar
- Ladies & Gents WCs
- Accessible WC
- Grill section
- Commercial kitchen
- Walk in fridge & Walk in freezer
- Office
- Staff room
- Utility Room & Storage
- Staff WCs

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.

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.

OWNER'S ACCOMMODATION

- One three bedroom flat with kitchen, living room & bathroom
- Two studio flats with shower room

EXTERNAL DETAILS

- Large shared car park
- External customer seating area

TENURE

Leasehold.

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

Mon-Sat 11.30am - 11pm
Sun 12pm - 10.30pm

Breakfast serving times
Mon-Fri 6:30am - 10:30am
Sat-Sun 7am - 11am

OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- 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.
- Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.
- 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.
- Service Charge (excluding Whole Sites) 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.

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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