



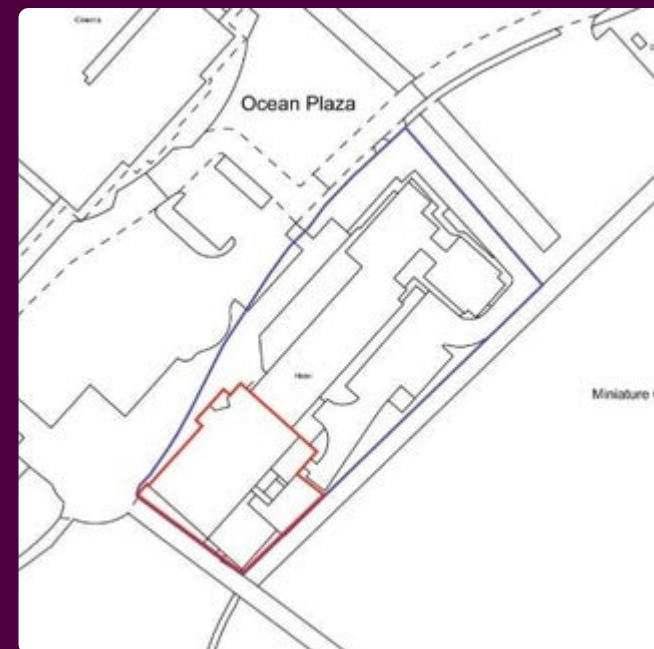
OCEAN PLAZA BREWERS FAYRE

Ocean Plaza, Marine Drive, Southport, PR8 1RY

LONG LEASEHOLD: £750,000 PLUS VAT | REF: 5652128

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (115 rooms)
- Strong local support
- 328 Covers including 180 external seating
- Lease Tenure
- Fully Licensed - Energy rating B

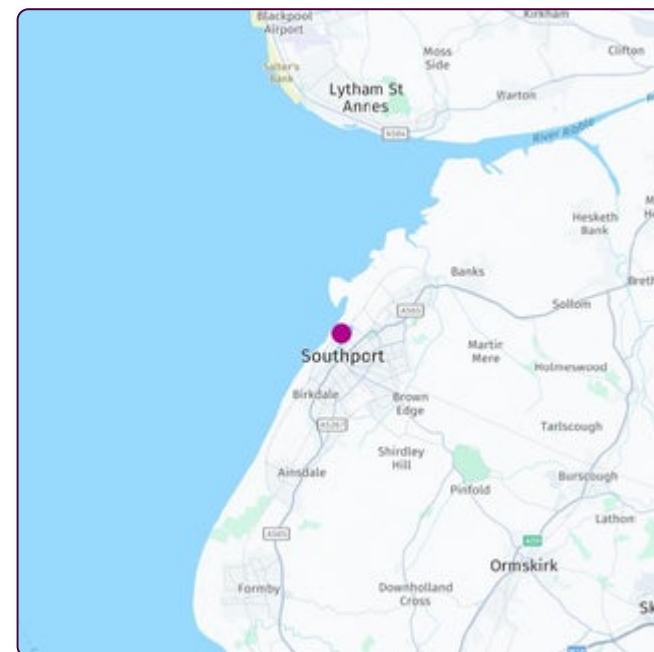


LOCATION

The Ocean Plaza Brewers Fayre is located in Southport, prominently positioned within the Ocean Plaza retail and leisure park just off Marine Drive (A565), offering strong road connectivity to Southport town centre and links towards Liverpool via the coastal route.

The site adjoins the Premier Inn Southport Central hotel and is surrounded by a range of popular retail and leisure operators, including restaurants, cinema and large-format stores, making it a busy and well-established destination.

Southport railway station is a short distance away, providing regular services to Liverpool and surrounding areas, while local bus routes serve the immediate area. Its location within a major leisure scheme, combined with excellent transport links, ensures convenient access for both local residents and visitors.



DESCRIPTION

The property comprises a Brewers Fayre restaurant forming part of a wider retail park development, constructed with a rendered finish and benefiting from a prominent position within a busy commercial and leisure environment.

The site offers a family-oriented dining experience, further enhanced by extensive external seating and the inclusion of a soft play 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 HOURS

Monday - Friday - 6.30am - 11.00pm

Saturday - 7.00am - 11.00pm

Sunday - 7.00am - 10.30pm

REGULATORY

Premises Licence.

INTERNAL DETAILS

The front of house provides an open-plan bar and restaurant area arranged around a central bar servery, offering approximately 108 covers.

In addition, there is a dedicated function room with capacity for around 30 covers, as well as a soft play area, making the venue particularly suited to family trade.

The back of house is well equipped and includes a fully fitted commercial kitchen, supported by a plant room, office, staff room, bin store and extensive storage areas. Refrigeration is provided via internal fridge/freezer units, with additional external capacity, together with a ground floor cellar.



LETTING ACCOMMODATION

There are three self-contained residential units at the property, comprising a one-bedroom flat, a studio apartment and a three-bedroom flat. All units are currently vacant and provide potential for staff accommodation or additional rental income.

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.

T&C'S LINK

[Click Here for Terms and Conditions](#)

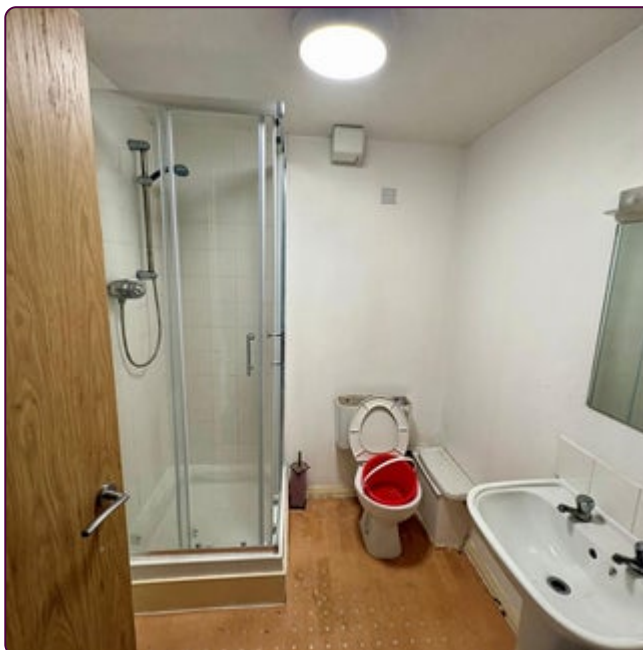
THE OPPORTUNITY

An excellent opportunity to acquire a well-established Brewers Fayre restaurant located within the popular Ocean Plaza leisure scheme in Southport.

The site benefits from a highly prominent position within a busy retail and leisure destination, attracting strong footfall from a combination of shoppers, cinema-goers, and visitors to the wider coastal area.

The property offers:

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



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.

EXTERNAL DETAILS

Externally, the property is equally well configured:

- Generous shared car parking
- A well-presented external seating area, (c.180 covers)
- Prominent signage and roadside visibility
- Attractive landscaped surroundings

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



JAMES DODD

Business Agent - Pubs and Restaurants

T: +44 7561 114 985

E: james.dodd@christie.com



NOEL MOFFITT

Senior Director - Corporate Pubs and Restaurants

T: +44 7713 061 594

E: noel.moffitt@christie.com



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.