



# OAKENHURST FARM BREWERS FAYRE

Riverside Drive Darwen, Lancashire, BB3 0SN

FREEHOLD: £495,000 PLUS VAT | REF: 5665035

## KEY HIGHLIGHTS

- Prominently located restaurant & bar
- Public bar (50) play area (30)
- Adjacent to Premier Inn (62 rooms)
- Two staff flats & studio
- Outside seating (88) and Parking (50)
- Fully Licensed - Energy rating B

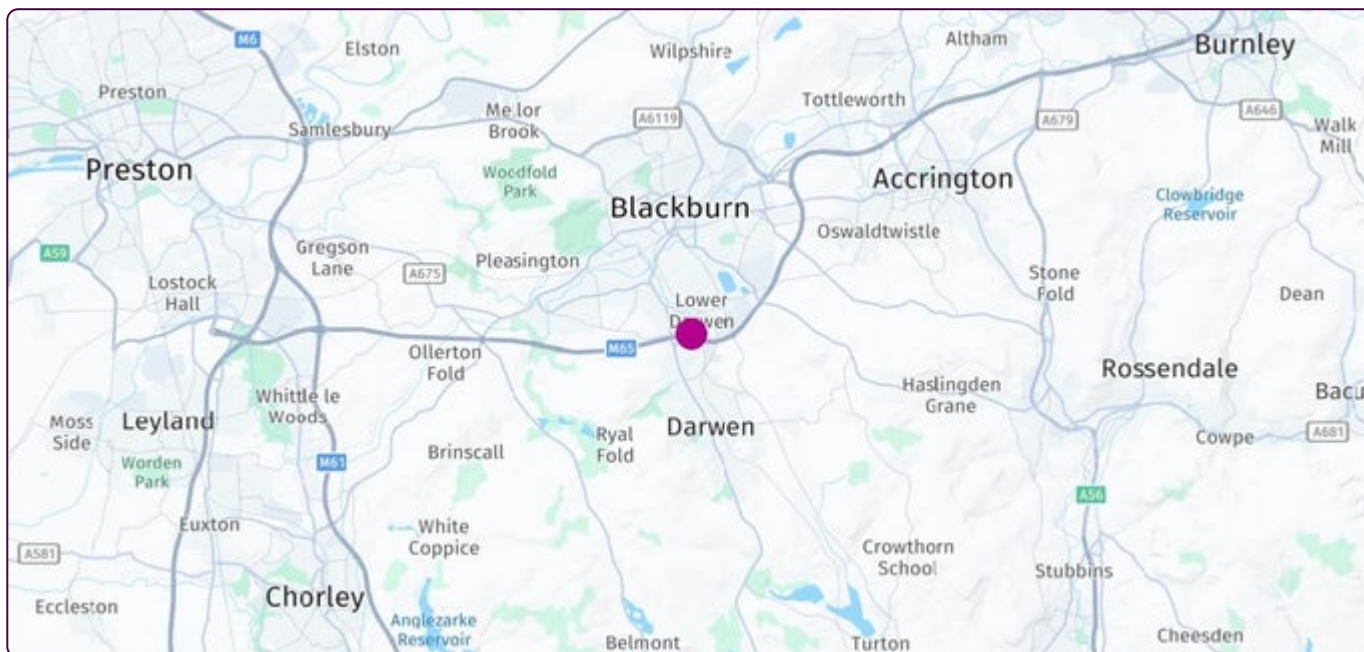


## LOCATION

Oakenhurst Farm Brewers Fayre is prominently located on Riverside Drive in Darwen, Lancashire.

The property sits adjacent to a Premier Inn, attracting consistent footfall from both business and leisure guests.

Darwen is positioned within the borough of Blackburn with Darwen, with convenient access to the M65 (junction 4) motorway, providing direct links to Blackburn, Preston, and Burnley. The surrounding area comprises a mix of residential neighbourhoods, commercial premises, and local amenities, supporting steady all-day trade.



## DESCRIPTION

The property comprises a purpose-built, branded Brewers Fayre family pub and restaurant, designed to accommodate high-volume food-led trading. The venue offers a welcoming, casual dining environment catering to families, local customers, and hotel guests.

The building is of modern single storey property of colour rendered brick elevations beneath a pitched tiled roofline, presented in Brewers Fayre corporate style, with a mix of pitched roofing and contemporary finishes.

\* Sale price is subject to VAT



## INTERNAL DETAILS

Internally, the premises are configured to provide a well-balanced, family-focused layout, comprising a dedicated public bar area accommodating approximately 50 covers.

The main dining restaurant provides seating for approximately 120 covers. In addition, there is a designated children's play area with capacity for around 30, which enhances the family-friendly appeal and supports longer dwell times and repeat visits.

The property also benefits from fully equipped trade kitchen, walk in fridge and freezer, customer WC facilities and staff room and WC.



## 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: 06:30 – 23:00

Saturday: 07:00 – 23:00

Sunday: 07:00 – 22:30

## REGULATORY

Premises License

## THE OPPORTUNITY

This property represents a strong opportunity to acquire a well-established restaurant in a proven trading location with immediate trade from the adjacent Premier Inn guests.

The inclusion of the internal play facility provides a distinct competitive advantage, positioning the business as a destination venue for families within the region.

## EXTERNAL DETAILS

Externally the property benefits from a large onsite car park shared with the adjacent hotel for approximately 50 cars.

Designated external seating with fixed tables (88)

## OWNER'S ACCOMMODATION

Flat 1 - Lounge, kitchen, three bedroom and bathroom

Flat 2 - Lounge / diner, one bed and bathroom

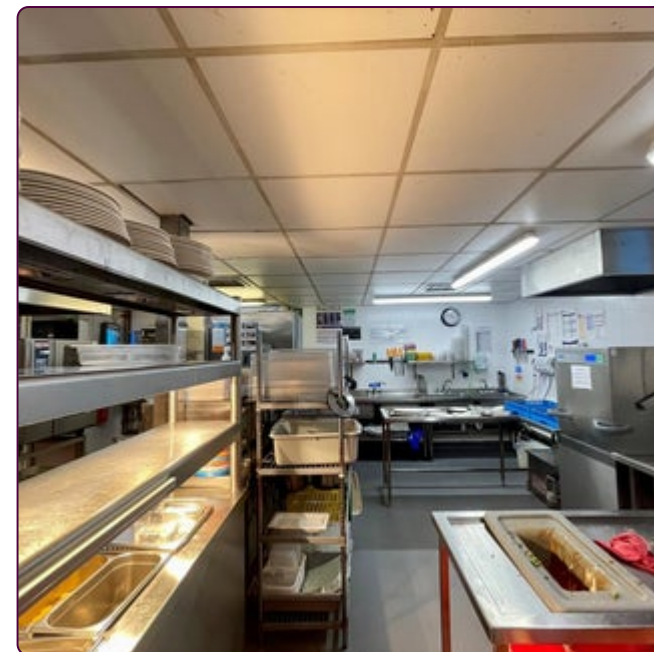
Studio

## STAFF

The property is being offered for sale as a going concern and staff are subject to TUPE. Relevant staffing details are available within the data room for review by qualified parties.

## 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](#)

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.

## 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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