

GRANARY BEEFEATER

Orton Meadows, Ham Lane, Peterborough, Cambridgeshire, PE2 5UU

LONG LEASEHOLD: £750,000 + VAT ANNUAL RENT: PEPPERCORN RENT | REF: 3868016

KEY HIGHLIGHTS

- Long Leasehold Restaurant & Bar
- Located in Orton Meadows
- Adjacent to a 59 bedroom Premier Inn
- Restaurant & Bar (250 covers)
- External trade area. Owners accommodation
- Energy Rating: B



LOCATION

The Granary Beefeater is located on Orton Way in Orton Meadows, approximately three miles from Peterborough city centre, with convenient access to the A1(M), A47 and A605. Peterborough railway station is around four miles away, offering direct services to London King's Cross in under an hour, while Cambridge is approximately 40 miles away. Local bus routes and taxi services provide convenient transport links throughout Peterborough and the surrounding area.

The restaurant is ideally positioned for exploring some of the area's most popular attractions. Ferry Meadows, part of Nene Park, is less than one mile away and offers scenic lakes, walking and cycling trails, water sports and family-friendly outdoor activities. Overton Station on the Nene Valley Railway is within half a mile of the restaurant, providing heritage steam train journeys through the picturesque Nene Valley. Peterborough Cathedral, one of England's finest Norman cathedrals, is around four miles away in the city centre and is renowned for its rich history and impressive architecture.





DESCRIPTION

The property comprises a substantial detached restaurant of traditional construction, prominently positioned with a wide frontage and generous external areas. The building features a pitched roof with a mix of brick and rendered elevations, providing an attractive and well-maintained appearance.

To the front and side of the premises are extensive paved terrace areas with fixed bench seating, enclosed by low timber fencing, creating a family-friendly external trading environment. The outdoor space is well laid out and benefits from clear pedestrian access routes and open sightlines, with landscaped grass verges enhancing the overall setting.

The site is set within a spacious plot and benefits from customer parking shared with the adjacent hotel.

INTERNAL DETAILS

The Granary Beefeater benefits from a modern and attractive internal finish, with high-pitched ceilings creating a light, spacious feel throughout and accommodating the property's distinctive split-level and mezzanine trading areas. In total, the venue provides approximately 250 covers across a variety of dining and social spaces.

Customers are welcomed via a prominent ground-floor double-door entrance, creating an inviting arrival point. Immediately to the right are the customer WC facilities, including an accessible toilet, while to the left is a comfortable booth seating area used for restaurant dining.

A short flight of steps leads down into the main bar area, which is fitted with loose tables and arranged in a sports bar style, providing an informal and sociable setting. The bar flows naturally into a bright conservatory dining area that offers additional seating, attractive views across Nene Golf Course and direct access to the external trade patio and terrace.

Positioned directly behind the reception desk is the main restaurant, centred around an open kitchen pass which creates an engaging and interactive dining atmosphere. The restaurant also provides access to two separate mezzanine levels, making excellent use of the building's character and height. One mezzanine accommodates approximately 28 covers and is ideally suited to private functions, parties and group bookings, while the second overlooks the main restaurant and provides additional booth seating and dining tables.

Supporting the customer areas is a fully fitted commercial kitchen, together with a cellar, dry storage facilities and dedicated staff areas.









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.

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

The Granary Beefeater operates seven days a week, opening from 11:30am Monday to Saturday (12:00pm on Sundays) and trading until 10:00pm Sunday to Thursday and 11:00pm on Fridays and Saturdays. Breakfast is served daily from 6:30am weekdays and 7:00am at weekends.

EXTERNAL DETAILS

The Granary benefits from an attractive, level-access trade patio and terrace area positioned to the side and rear of the building. The paved external trading space is furnished with 14 picnic benches, providing seating for approximately 84 additional customers and offering an appealing outdoor setting overlooking the adjacent Nene Golf Course.

A substantial shared customer car park is located to the right-hand side of the property, directly in front of the neighbouring Premier Inn, providing convenient parking for both restaurant and hotel guests.

TENURE

Long leasehold is to be sold as a trading going Concern (TOGC). The property is held under a long lease granted by The Peterborough Development Corporation for a term of 125 years from 1st September 1983. Approximately 82 years remain unexpired. The lease is subject to a nominal ground rent of £1 per annum.

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.

OWNER'S ACCOMMODATION

We are informed there is a three bedroom managers flat with kitchen, lounge bathroom and a one studio flat with kitchenette-lounge and bathroom.

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).



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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