



HANLEY BREWERS FAYRE

Etruria Road, Stoke on Trent, ST1 5NH

FREEHOLD: £550,000 PLUS VAT | REF: 5665037

KEY HIGHLIGHTS

- City centre Brewers Fayre
- Adjacent to 140 room Premier Inn
- Public bar (32) and Dining restaurant (150)
- High Volume trading
- Outdoor seating (80)
- Fully Licensed - Energy rating B

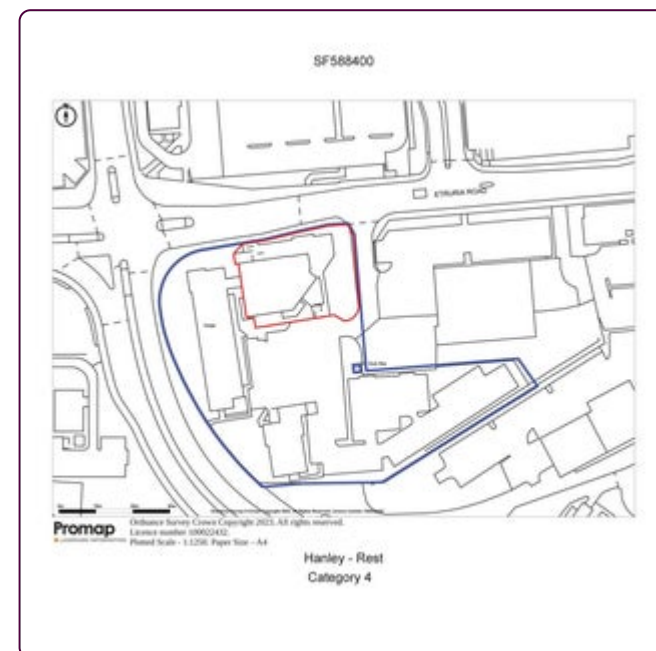
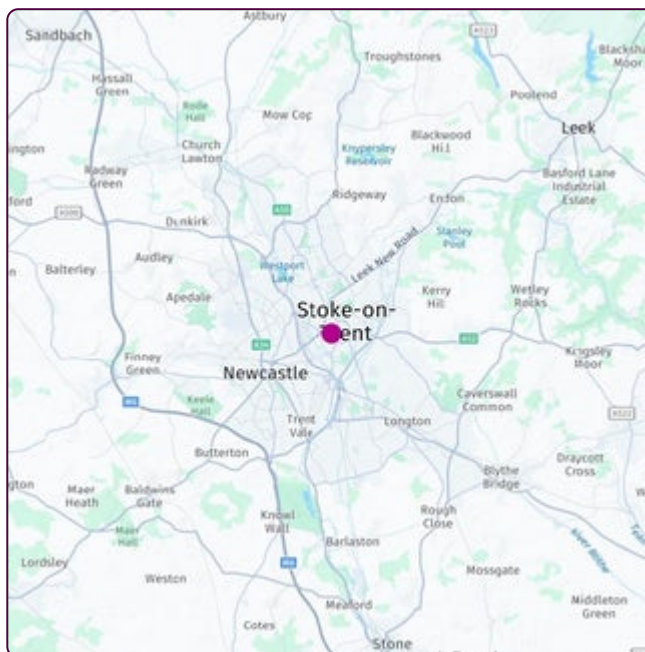


LOCATION

The site is prominently located on Etruria Road at its intersection with Potteries way 1/2 mile east of Queensway (A500) which in turn links to the M6 at junctions 15 and 16.

The surrounding area benefits from a well established mix of residential housing, commercial premises and within close proximity of Waterworld, Octagon retail park, Genting Casino, Regent Theatre and Victoria Hall.

The site also benefits from a Premier Inn hotel located next door supporting regular footfall throughout the week.



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 property comprises a two storey pub restaurant of colour rendered brick elevations, presented in the Brewers Fayre corporate style with a wrap around outside trade area and large car park.

* Sale price is subject to VAT



INTERNAL DETAILS

Internally, the property is arranged as an open plan trade area designed to maximise both capacity and operational efficiency. The layout incorporates a public bar providing approximately 32 covers, alongside a large open plan restaurant with seating for around 150 covers, allowing the site to cater effectively to both drink-led and food-led customers within a family-friendly environment.

The property benefits from a comprehensively equipped trade kitchen capable of supporting high-volume service, complemented by the provision of a walk-in fridge and freezer to facilitate efficient storage and stock control. In addition to the customer-facing areas, there are appropriate back-of-house facilities including a dedicated staff room and staff WC. Customer toilet facilities located on the upper floor.



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.

REGULATORY

Premises Licence.

THE OPPORTUNITY

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

EXTERNAL DETAILS

Large outdoor trade area to front and side elevations for 80 covers.

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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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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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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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.

