


# The Gifford Beefeater

*Unit 3B, Fox Den Road, Stoke Gifford*
*Bristol*
*BS34 8SP*

*Leasehold: Offers Invited + VAT*
*Annual Rent: Offers Invited*

Ref: 3460500

## KEY HIGHLIGHTS

- Leasehold Restaurant & Bar
- c.184 restaurant & bar covers
- Close to major regional employers
- Densely populated area
- Adjacent to 103 bed Premier Inn
- Premises Licence | Energy Rating: A



## LOCATION

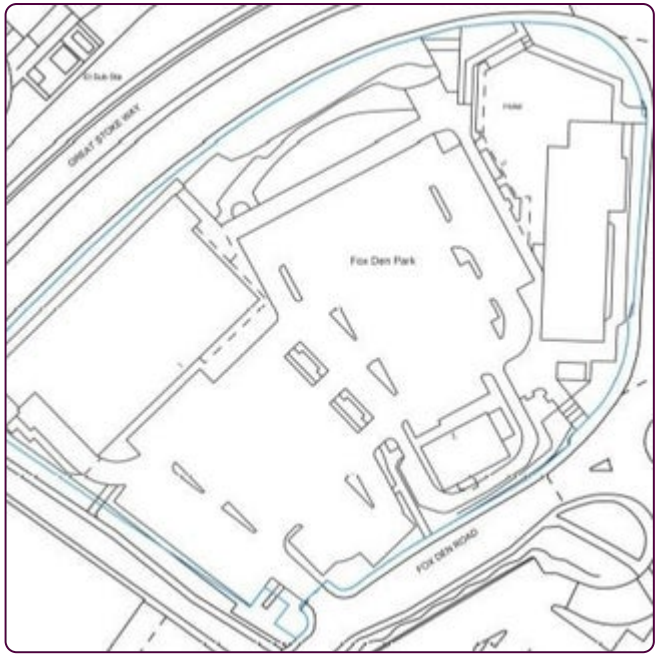
The Gifford is situated within the established Filton/Abbey Wood area of North Bristol, c. 6 miles from the city centre, a well-connected and densely populated suburb, with excellent transport connectivity.

The property is close to the A4174 Ring Road, providing direct links to the M32, M4 (Junction 19), and M5 motorways, Bristol Parkway railway station is also located nearby, offering frequent mainline services to London Paddington, Birmingham, and South Wales. In addition, Abbey Wood train station is within walking distance, serving local routes across the Bristol area.

The surrounding area has a mix of residential, academic, and commercial institutions. The nearby University of the West of England (UWE) has around 30,000 students and staff, and is adjacent to this is the Ministry of Defence (MOD) Abbey Wood complex, one of the largest employment hubs in the region.

Abbey Wood Retail Park, includes national operators such as Asda, McDonald's, Costa, and B&M, and closer to the Gifford are major supermarkets, Padel courts and a 103 bed Premier Inn.

Locally, there is also a large and established residential population, made up of family housing, professional households, and a significant student demographic driven by UWE.










## DESCRIPTION

The Gifford is purpose-built single storey restaurant and public house with mainly glass elevations.

The property has a large open-plan dining trading area arranged around a central bar and service area. Seating is provided through a mix of tables, booth seating for diners and drinkers.

The restaurant has a commercial kitchen and customer facing grill area, and to the rear of the building there is ancillary accommodation including dry and chilled storage, staff areas and customer WCs.

Externally, there is large shared car park and outside seating for customers.

## INTERNAL DETAILS

- Restaurant & bar area
- Bar
- Ladies WCs
- 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.

## EXTERNAL DETAILS

- Large shared car park
- External customer seating area

## 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.

## TENURE

Leasehold.

## TRADING HOURS

Current opening times:
Monday - Saturday 11.30am - 11pm
Sunday 12pm - 10.30pm

Breakfast serving times:
Monday - Friday 6:30am - 10:30am
Saturday - Sunday 7am - 11am

## REGULATORY

Premises licence.









## 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.

## OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- Restaurant Only Disposal - the plans edged in blue are a guide to Whitbread's property's ownership, the boundary edged in red is the demise that will transfer as part of the Freehold, Long Leasehold or shorter leasehold transactions.
- 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.

### 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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