


# RHUBARB TRIANGLE - BREWERS FAYRE

Paragon Avenue & Herriot Way, Wakefield, WF1 2UJ

**LONG LEASEHOLD: £750,000 PLUS VAT | REF: 5469160**

## KEY HIGHLIGHTS

- Long Leasehold to February 2130
- Adjacent to Premier Inn (47 rooms)
- Strong Wet and Dry Trade
- Three bed managers accommodation
- 220 internal & 160 external covers
- Fully Licensed | EPC Rating B






## LOCATION

The Rhubarb Triangle Brewers Fayre in Wakefield is located to the north of the city centre, close to the A650 and within easy reach of Junction 41 of the M1, providing strong connectivity to Leeds and the wider west Yorkshire motorway network.

The restaurant sits adjacent to the Premier Inn Wakefield Central hotel within a well-established commercial area.

The site benefits from proximity to a number of busy retail and business locations, including Wakefield town centre, which offers a wide range of high-street stores, supermarkets and leisure facilities.

In addition, nearby retail parks such as Trinity Walk and developments along the A650 corridor provide a mix of national retailers, dining options and everyday amenities, supporting consistent footfall and strong levels of passing trade.



## DESCRIPTION

Detached branded Brewers Fayre pub restaurant arranged in a modern family dining format.

Established as a strong value-focused food operation with:

Breakfast service
All-day dining
Sunday carvery
Sports-led trading

* Sale price is subject to VAT







## 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 6:30am - 11:00pm
Saturday 7:00am - 11:00pm
Sunday 7:00am - 10:30pm

## REGULATORY

Premises Licence.

## INTERNAL DETAILS

Main restaurant seating areas
Bar and lounge accommodation
Dedicated breakfast trading zones
Commercial kitchen and preparation areas
Customer WC facilities
Ancillary staff and storage areas









## THE OPPORTUNITY

Opportunity to acquire a substantial family-led pub restaurant operating under the established Brewers Fayre brand.

Strategically positioned adjacent to the Premier Inn Wakefield City North hotel, benefitting from consistent hotel-linked breakfast and evening trade.

Strong accessibility from:
M1 Junction 41
Wakefield city centre
Wider west Yorkshire road network

Established operation with broad appeal to:
Families
Business travellers
Local residents
Sports viewers

Opportunity exists to enhance:
Wet-led evening trade
Community event programming
Sports and function usage

## 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.





## 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

# 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

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### 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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