



THE LAKESIDE - BEEFEATER

South Entry Drive White Rose Way, Doncaster, DN4 5PJ

FREEHOLD: £1,500,000 + VAT | REF: 5469165

KEY HIGHLIGHTS

- Established freehold site
- VAT Applicable on the Purchase Price
- 119 Bed Premier Inn Adjacent
- 174 internal and 200 external covers
- Three bedroom managers accommodation
- Two bedsits | Energy rating C



LOCATION

The Lakeside Beefeater is situated to the east of the town centre on White Rose Way, within the popular Lakeside retail and leisure developments, one of the town's core leisure and retail hubs.

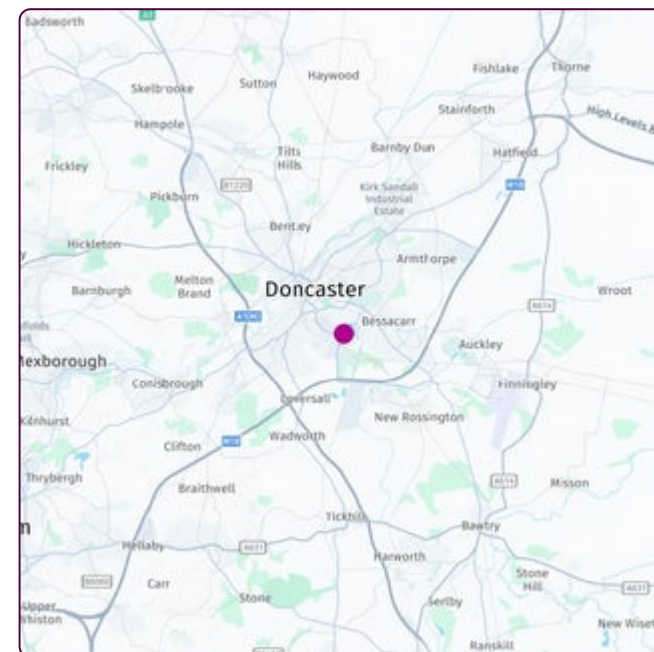
It lies just off the A6182, providing direct access to the M18 and wider motorway network.

The restaurant is positioned next to the Premier Inn Doncaster (Lakeside) hotel and overlooks the Lakeside Village Shopping Outlet and nearby lake, making it a well-connected and attractive destination for both local residents and visitors travelling by car.

Immediate proximity to:
Lakeside Village Outlet Shopping
Cinema, bowling and leisure operators
Doncaster Racecourse and Keepmoat Stadium
Adjacent to a Premier Inn hotel, forming part of a typical Whitbread cluster

Excellent connectivity:
Close to M18 and key arterial routes
Strong accessibility and visibility

Benefits from:
High footfall
Mixed demographic catchment
Year-round leisure-driven trade



DESCRIPTION

Detached, purpose-built Beefeater in modern corporate pub restaurant format.

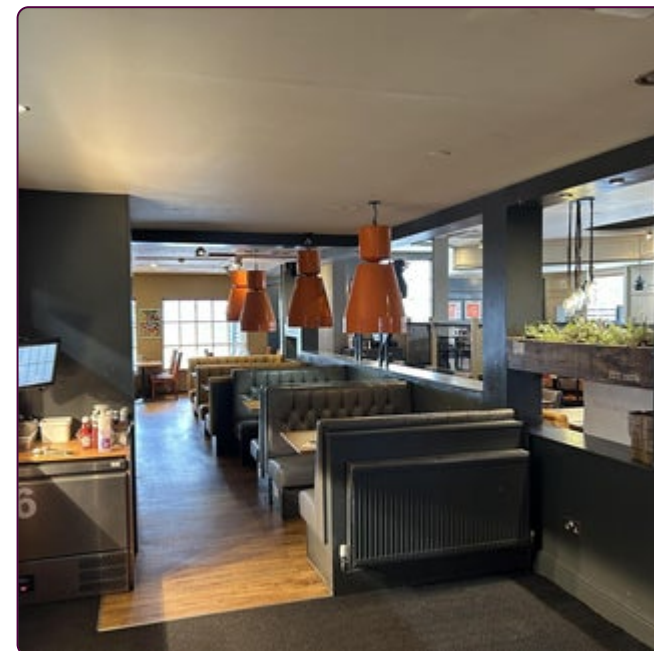
Open-plan layout designed for high-volume food-led operation.

Trades as a family-orientated grill and steakhouse concept.

* Sale price is subject to VAT

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.



INTERNAL DETAILS

Main bar and central servery
Large restaurant seating areas
Dedicated breakfast dining supporting hotel guests
Customer WCs and accessible facilities
Fully fitted commercial kitchen
Back-of-house storage and staff areas
Commercial catering kitchen
Storage (dry, chilled and frozen)
Staff welfare and office space

T&C'S LINK

[Click Here for Terms and Conditions](#)



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

Mon-Sat 11.30am - 11pm

Sun 12pm - 10.30pm

REGULATORY

Premises licence.

THE OPPORTUNITY

Opportunity to acquire a high-profile, food-led pub restaurant within the Beefeater estate (Whitbread Plc).
Positioned within Doncaster's prime Lakeside leisure and retail destination, generating consistent all-day trade.
Key trading drivers:

Adjoining Premier Inn hotel (breakfast + evening demand)
Retail and leisure footfall (shopping outlet, cinema, attractions)
Destination dining from wider Doncaster catchment

Well-established operation with strong brand awareness.

Clear repositioning angles:
Premium casual dining upgrade
Wet-led evening enhancement
Convert to hybrid pub/restaurant format



OWNER'S ACCOMMODATION

Three bed manager flat - with kitchen dinner, lounge and bathroom.

Two bedsits.

EXTERNAL DETAILS

Extensive free parking within the wider leisure complex.

Outdoor seating / patio area.

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.

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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