


# Wessex Flyer
# Brewers Fayre

*Hengrove Leisure Park, Hengrove Way*
*Bristol*
*BS14 0HR*

*Virtual Freehold: £750,000*

Ref: 3460497

CHRISTIE & CO

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## KEY HIGHLIGHTS

- Long Leasehold Restaurant & Bar
- C. 210 restaurant & bar covers
- Adjacent to 89 room Premier Inn
- External trade area
- Outline planning for 1435 homes nearby
- Premises Licence | Energy Rating: B

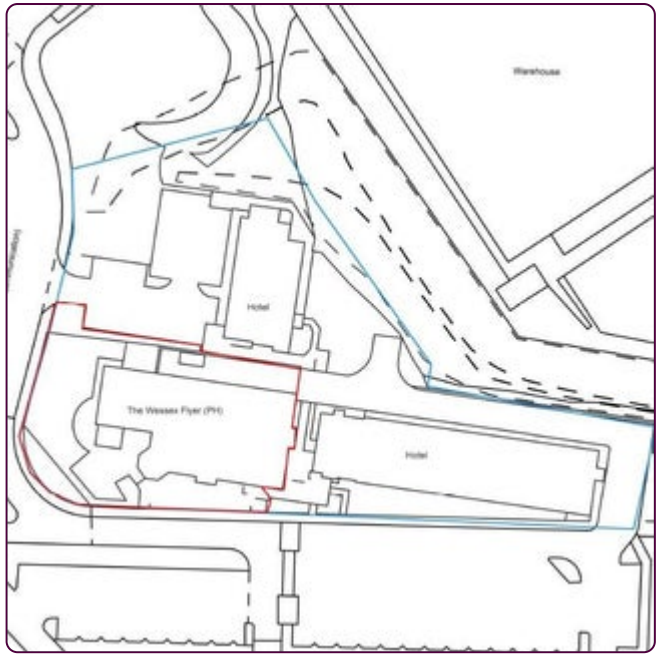


## LOCATION

The Wessex Flyer Brewers Fayre is located on Hengrove Way (A4174) in South Bristol, with direct links to the A38, Bristol city centre (c.3–4 miles), Bristol Airport (c.5 miles), and the wider M4/M5 motorway network.

The property sits within an established leisure and retail area, with large well established residential in Hengrove, Whitchurch and Knowle nearby. The property is adjacent to Hengrove Leisure Park and other nearby amenities, include Hengrove Park, the Leisure Centre.

The adjacent Hengrove Park development site has outline planning approval for 1435 new homes to be built over the next 10 years and forms part of the local authority's residential regeneration plans for South Bristol.




## DESCRIPTION

The Wessex Flyer Brewers Fayre is a detached, purpose-built restaurant of steel frame construction with brick and rendered elevations beneath a pitched tiled roof.

Externally, the property has the use of a large customer car park, landscaped surroundings and designated outdoor seating areas.

Internally, the accommodation has a single large open-plan trading area with a central bar/server area and multiple seating zones.

The premises are fitted with a fully equipped commercial kitchen, storage, and staff facilities located to the rear.







## INTERNAL DETAILS

- Restaurant & bar area
- Bar & cellar
- Ladies WCs x 2 & gents WCs x 2
- Accessible WC
- Function areas
- Children's play area
- Commercial kitchen
- Walk in fridge & walk in freezer
- Office
- Staff room
- Storage
- Staff WCs

## 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 current opening times are:
Monday - Saturday 11.30am - 11pm
Sunday 12pm - 10.30pm
Breakfast serving times
Mon-Fri 6:30am - 10:30am
Sat-Sun 7am - 11am

## EXTERNAL DETAILS

- Large shared car park
- External customer seating area

## 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.

## OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

• 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.

•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.



## TENURE

Leasehold.

## REGULATORY

Premises Licence.

## OWNER'S ACCOMMODATION

•One 2 bedroom flat with kitchen, living room and bathroom

•Two studio flats with shower room



# 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

T: 0344 412 4944

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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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