

WEYMOUTH SEAFRONT PI

Green Hill, Weymouth, Dorset, DT4 7SX

LONG LEASEHOLD: £600,000 + VAT | REF: 3460487

CHRISTIE & CO

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KEY HIGHLIGHTS

- Long Lease expiring 31 Dec 2095
- Adjacent to 106 premier inn rooms
- Adjacent to various leisure attractions
- c.286 internal covers / 88 external
- Internal play room
- Energy Rating: B



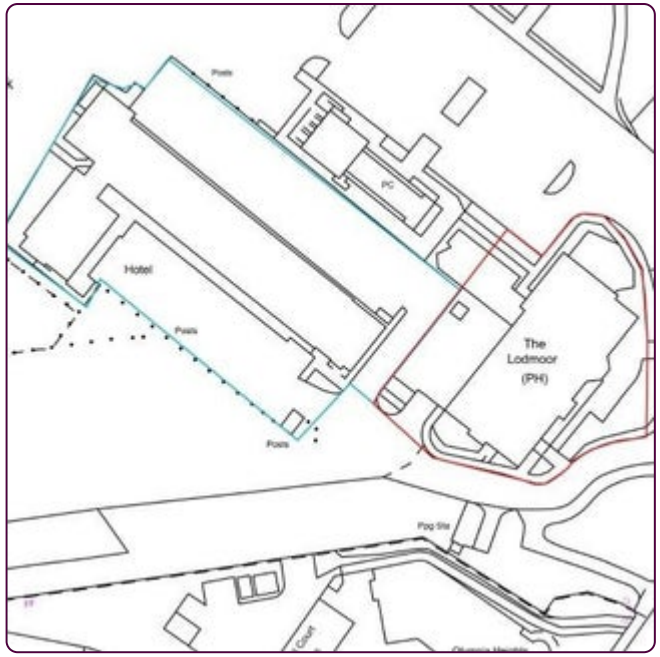
LOCATION

Situated in the popular seaside town of Weymouth, the property enjoys a prominent position within Lodmoor leisure area, a well-known destination for both residents and tourists alike. The site lies close to Weymouth Beach, renowned for its shoreline and coastal walks.

The immediate vicinity benefits from a range of leisure attractions including Lodmoor Country Park, Sea Life Centre and a variety of holiday parks, ensuring strong year-round footfall. Weymouth town centre is within easy reach, providing an mix of shops, restaurants and amenities.

The area is well-served by transport links, with Weymouth railway station just over one mile away, offering direct services to London, while the A354 and A35 provide convenient road connections to Dorchester, Bournemouth and the wider Dorset region.

Overall, this is a highly accessible and attractive coastal location, benefiting from consistent visitor demand alongside a strong local customer base.





DESCRIPTION

A leasehold restaurant set within a popular leisure area of Weymouth, occupying a prominent coastal position close to Weymouth Beach and a range of well-established tourist attractions including Lodmoor Country Park and the Sea Life Centre. The property comprises a spacious trading area arranged around a central bar, providing approximately 250 covers, together with a dedicated indoor soft play area offering additional seating and direct access to a private garden space, making it particularly well suited to family trade and private functions. The ground floor is supported by a fully equipped commercial kitchen with walk-in refrigeration and freezer facilities, along with cellar storage.

Externally, the property benefits from a well-presented customer garden to the front with approximately 68 covers, in addition to a rear service area with bin storage and staff parking. The first floor provides accommodation arranged as two self-contained flats, comprising a three-bedroom unit and a one-bedroom unit. The property benefits from strong year-round trade driven by both tourism and local demand, further enhanced by its immediate proximity to a 106-bedroom Premier Inn.

* Sale price is subject to VAT

INTERNAL DETAILS

The internal trading area comprises a single bar and a variety of seating arrangements, providing approximately 250 restaurant covers.

To the far side of the restaurant, a doorway leads to a dedicated indoor play area, featuring soft play equipment, an additional 36 indoor covers, and access to a private garden with seating for 20. This space is ideally suited for private hire, particularly children's parties.

The ground floor also includes the cellar and a fully equipped commercial kitchen, benefiting from two walk-in refrigerators and two walk-in freezers.

The first floor offers staff or owner's accommodation arranged across two self-contained flats. The first is a three-bedroom flat comprising a lounge, kitchen and bathroom. The second is a one-bedroom flat with an open-plan living and kitchen area, along with a bathroom.









EXTERNAL DETAILS

To the front of the restaurant is a garden, part lawn part patio. This area currently sits 68 across 17 tables. There is also a large bin store to the rear that also has space for staff parking for approximately five vehicles.

TRADING HOURS

Opening times:
Mon-Fri 06:30am - 11:00pm
Sat-Sun 07:00 - 10:30pm

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

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.

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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.

TENURE

This is an opportunity to acquire an existing 99-year, fully repairing and insuring, lease ending 31 Dec 2095.
More edtails can be found in the data rooms.

THE OPPORTUNITY

This represents a rare opportunity to acquire a fully fitted, large-scale licensed restaurant within a proven trading location.

The property offers:
- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the indoor play area and established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning

The inclusion of the internal play facility provides a distinct competitive advantage, positioning the business as a destination venue for families within the region.

OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans
• 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.
• 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.

REGULATORY

Premises Licence.





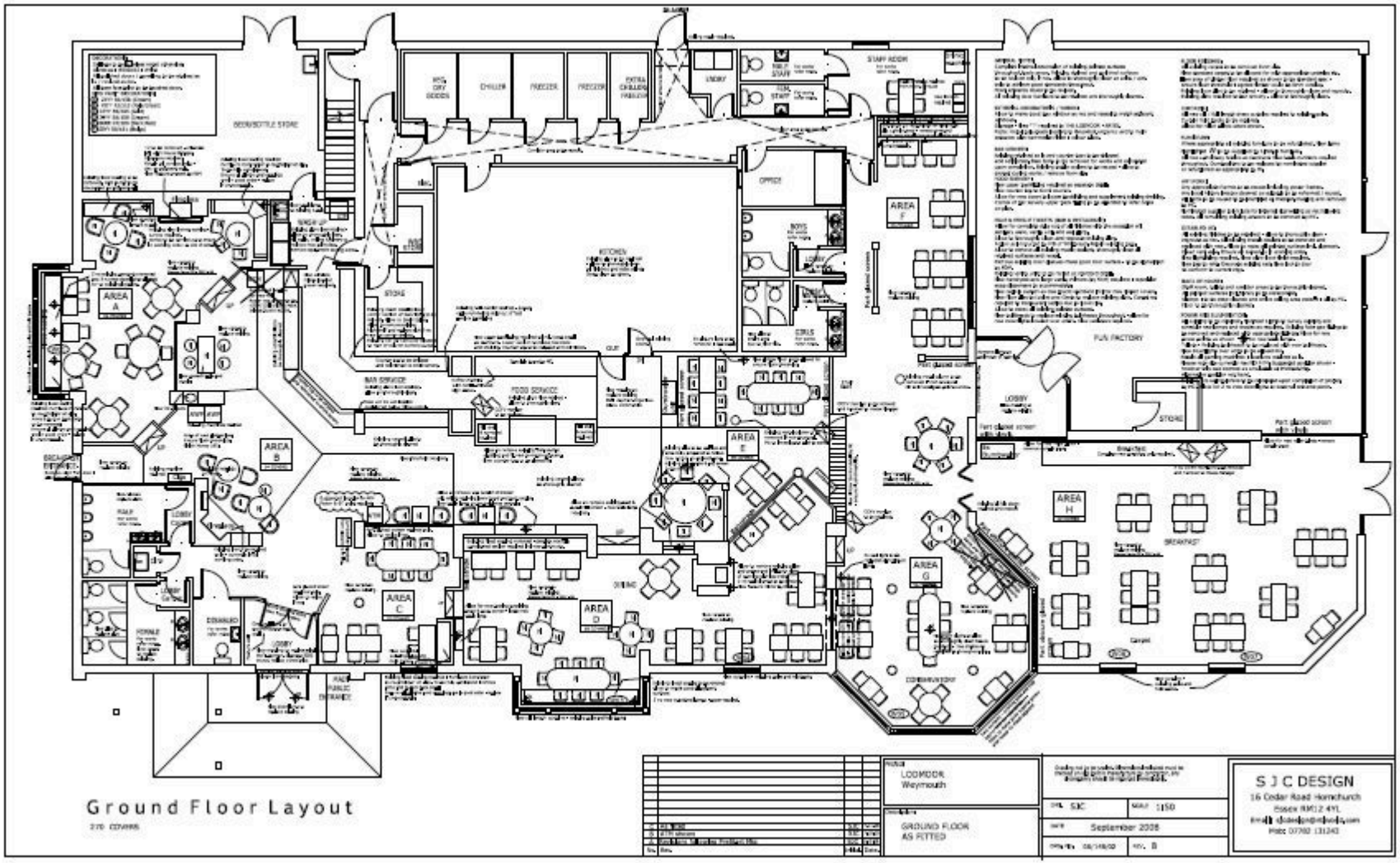









FROM
12pm
Brewers fayre
Brewers fayre


Ground Floor Layout
LOOMOOR
Weymouth
GROUND FLOOR
AS FITTED
SJC DESIGN
16 Cedar Road Hornchurch
Essex RM12 4YL
September 2008

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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