



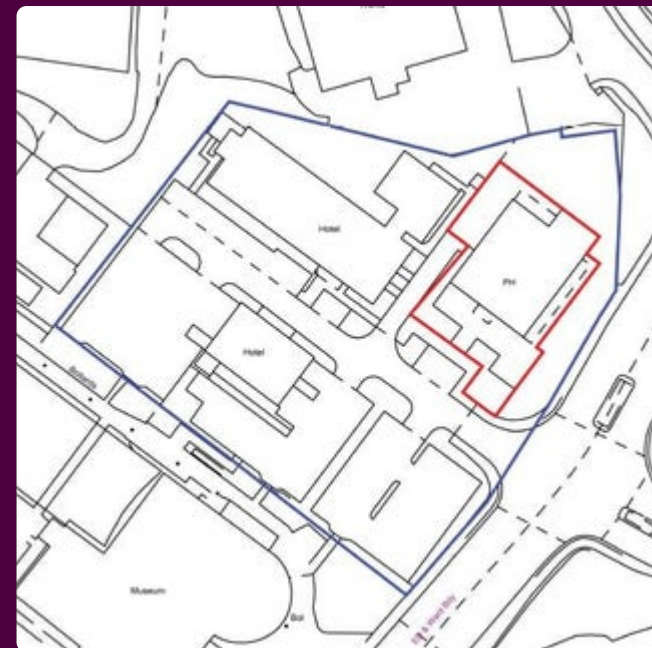
BREWERS FAYRE

North Road, Barrow-in-Furness, LA14 2PW

FREEHOLD: £450,000 PLUS VAT | REF: 4267923

KEY HIGHLIGHTS

- Prime town centre location
- Adjacent to Premier Inn (105 rooms)
- Well presented throughout
- On-site parking
- 150 internal & 50 external covers
- Fully licensed | Energy rating A



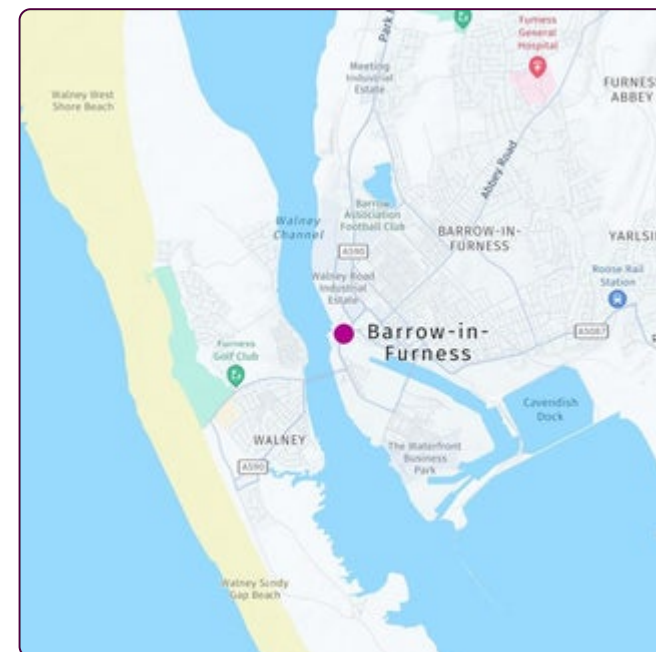
LOCATION

The Brewers Fayre in Barrow-in-Furness is prominently located on North Road, close to the town centre, offering strong visibility and easy access for passing traffic.

The site benefits from good connectivity to the A590, providing links to the wider South Cumbria area.

The property is situated alongside the Premier Inn Barrow-in-Furness hotel and lies within close proximity to a range of commercial and retail occupiers, including Tesco Extra, B&M and Halfords, together with wider retail provision at Hindpool Retail Park including Next and The Range, creating an active and well-supported trading environment.

The location is highly accessible by car, with convenient access and parking supporting regular customer footfall.



DESCRIPTION

Brewers Fayre, Barrow-in-Furness is a purpose-built, modern pub restaurant typically constructed using a steel frame structure with a combination of brickwork and rendered/clad elevations.

This family-focused pub restaurant benefits from strong local trade and proximity to a Premier Inn, which supports consistent customer flow throughout the day.

The venue delivers a strong, value-led food and drink offer alongside a popular breakfast service linked to hotel guests.

* Sale price is subject to VAT



INTERNAL DETAILS

Internally, the building is configured to provide:

- A spacious open-plan dining area, suitable for high-volume family and casual dining (c.160 covers)
- Designated bar and waiting areas (c.30 covers)

Ancillary areas include commercial grade kitchen, prep areas, cellar, storage, staff facilities, and customer amenities.



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 - Friday: 6:30am - 11pm

Saturday: 7am - 11pm

Sunday: 7am - 10:30pm

REGULATORY

Premises licence.

THE OPPORTUNITY

Brewers Fayre, Barrow-in-Furness presents a compelling opportunity to acquire a well-established, purpose-built pub restaurant with a strong family-focused trading history. Benefiting from its location and association with a Premier Inn, the site enjoys a consistent flow of customers across breakfast and main trading periods.

The property offers:

- Town centre location
- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue
- Potential for alternative branded or independent concepts, subject to the necessary consents

The proven, value-led format offers immediate operational stability, while providing scope for a buyer to enhance performance through targeted investment in the food and drink offer, maximising family appeal, and driving greater utilisation of peak and off-peak trading times.



EXTERNAL DETAILS

Externally, the property is well configured:

- Generous shared car parking
- External seating / patio area, (c.50 covers)
- Prominent signage and roadside visibility

STAFF

The property is being offered for sale as a going concern and staff are subject to TUPE. 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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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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