

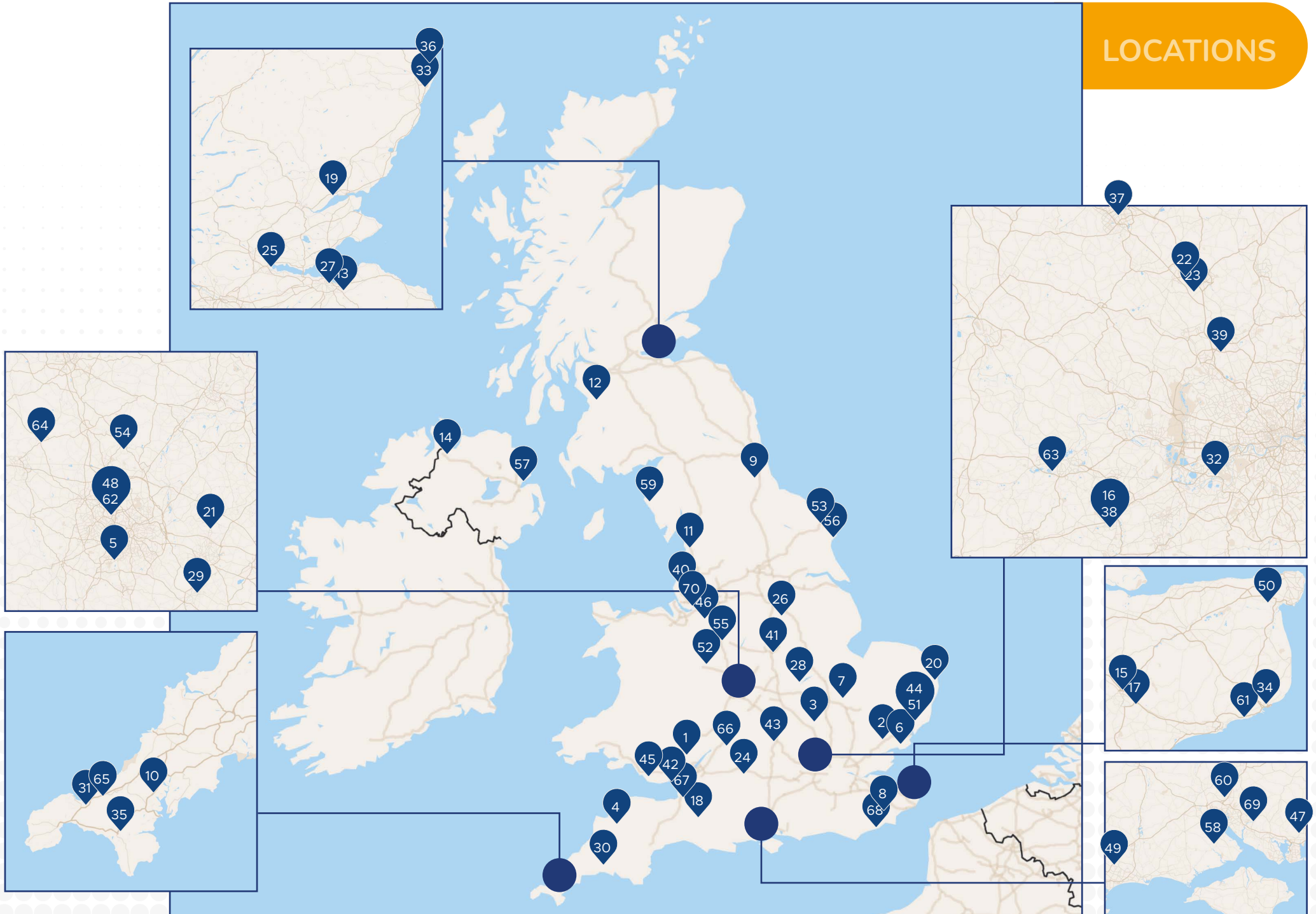
PROJECT KIWI

Specialist property adviser, Christie & Co is delighted to offer to market this exciting opportunity to purchase established restaurant premises across the UK on behalf of our client, Whitbread PLC.

Available individually or in packages, these sites would work well under a different brand, or with an alternative format. Many of these premises are located alongside, or within, Premier Inn hotels. Our client, Whitbread, will retain the hotel bedrooms although there are some 'whole sites' and 'standalone' opportunities as well.



LOCATIONS



LOCATIONS

#	Brand	Property Name	Location	Postcode
1	Table Table	Ashbridge Inn	Cwmbran	NP44 1DE
2	Table Table	Balkerne Gate, Ipswich Road	Colchester	CO4 9WP
3	Brewers Fayre	Maypole Farm	Bedford	MK42 7FY
4	Brewers Fayre	Bideford	Bideford	EX39 3FR
5	Beefeater	Birmingham South Pl & Longbridge Station	Birmingham	B31 2UQ
6	Table Table	Bowling Green, Weeley Roundabout	Clacton-on-sea	CO16 9AA
7	Brewers Fayre	Brampton Hut, Gt North Road	Huntingdon	PE28 4NQ
8	Brewers Fayre	Brookers Oast, Beltring	Paddock Wood	TN12 6PY
9	Beefeater	Broomside Park	Durham	DH1 1GG
10	Beefeater	Carnon Inn	Truro	TR3 6JZ
11	Brewers Fayre	Cottams Field	Lancaster	LA1 3PE
12	Cookhouse & Pub	Cotton Mill, Annandale	Kilmarnock	KA1 2RS
13	Brewers Fayre	Craig House	Musselburgh	EH21 8PT
14	Brewers Fayre	Derry/Londonderry	Londonderry	BT47 6SA
15	Beefeater	Eureka Park, Eureka Leisure Park, Ashford	Ashford	TN25 4BN
16	Beefeater	Farnborough Town Centre	Farnborough	GU14 7SJ
17	Table Table	French Connection, Hall Avenue Oribital Retail Park Sevington	Ashford	TN24 0GN
18	Brewers Fayre	Glastonbury	Glastonbury	BA6 9FW
19	Beefeater	Gourdie Croft	Dundee	DD2 5JU
20	Brewers Fayre	Great Yarmouth, South Beach Parade	Great Yarmouth	NR30 3DD
21	Beefeater	Griff House	Nuneaton	CV10 7PJ
22	Beefeater	Halfway House	Dunstable	LU5 4LL
23	Table Table	Horse & Jockey	Dunstable	LU6 3QP
24	Brewers Fayre	Kembrey Inn	Swindon	SN2 8YS
25	Brewers Fayre	Kincardine Way	Falkirk	FK2 8PJ

LOCATIONS

#	Brand	Property Name	Location	Postcode
26	Brewers Fayre	King William IV	Worksop	S81 8HU
27	Beefeater	Lady Nairne	Edinburgh	EH8 7NG
28	Table Table	Langton Inn & Premier Inn	Market Harborough	LE16 7TG
29	Bar + Block	Leamington Spa Town Centre	Leamington Spa	CV32 4AG
30	Whitbread Inns	Liskeard Tavern, Retail Park, Haviland Road	Liskeard	PL14 3FG
31	Brewers Fayre	Loggans Moor	Hayle	TR27 5DG
32	Beefeater	The Fountain & Premier Inn	Twickenham	TW2 5PE
33	Brewers Fayre	Mains of Balquharn	Aberdeen	AB12 4QS
34	Table Table	Marine Court, Marine Parade Dover	Dover	CT16 1LW
35	Whitbread Inns	May Tree	Helston	TR13 0QD
36	Table Table	Mill of Mundurno	Aberdeen	AB23 8BP
37	Beefeater	The Barn Beefeater & Premier Inn	Milton Keynes	MK9 3BZ
38	Brewers Fayre	Monkey Puzzle	Farnborough	GU14 0JP
39	Beefeater	Moor Mill, Briketts Wood	St. Albans	AL2 3PN
40	Beefeater	Morris Dancers	Ormskirk	L40 9RG
41	Table Table	Oasthouse	Derby	DE23 8AG
42	Brewers Fayre	Ocean Park	Cardiff	CF24 5JT
43	Beefeater	Oxford North	Kidlington	OX5 1RA
44	Beefeater	Oyster Reach, Bourne Hill	Ipswich	IP2 8ND
45	Table Table	Pantruthyn Farm	Bridgend	CF35 5HY
46	Beefeater	Preston Brook	Runcorn	WA7 3BA
47	Table Table	Red Lion & Premier Inn	Waterlooville	PO8 0DT
48	Table Table	Ridgacre	West Bromwich	B70 0NP
49	Beefeater	Smugglers Haunt	Bournemouth	BH22 9BB
50	Table Table	Smugglers Retreat, Minister Roundabout	Ramsgate	CT12 4AG

LOCATIONS

#	Brand	Property Name	Location	Postcode
51	Brewers Fayre	Swallow, Augusta Close	Ipswich	IP3 9SS
52	Whitbread Inns	The Bridgewater Arms	Shrewsbury	SY4 3DS
53	Brewers Fayre	The Carousel	Scarborough	YO11 2EN
54	Table Table	The Colliers	Rugeley	WS15 1LX
55	Beefeater	The Farmhouse	Crewe	CW2 8SD
56	Cookhouse & Pub	The Freeman	Bridlington	YO15 2PJ
57	Brewers Fayre	The Harbour (Carrickfergus)	Belfast	BT38 8BE
58	Whitbread Inns	The Heath	Southampton	SO45 4PW
59	Brewers Fayre	The Howgate, Howgate	Whitehaven	CA28 6PL
60	Beefeater	The Hut, 47 Bournemouth Road	Chaldler's Ford	SO53 3DJ
61	Beefeater	The Plough, Folkestone Road	Dover	CT15 7AB
62	Cookhouse & Pub	The Queen Inn	West Bromwich	B70 7PU
63	Beefeater	The Southcote	Reading	RG30 3AB
64	Beefeater	Three Fish	Telford	TF10 9BY
65	Table Table	Trevithick Inn	Camborne	TR14 7NF
66	Beefeater	Twelve Bells	Gloucester	GL3 4SS
67	Whitbread Inns	Weston-Super-Mare PI & The Hobbs Boat	Weston-super-mare	BS24 0BP
68	Beefeater	White Hart, Wichelsea Road, Guestling	Hastings	TN35 4LW
69	Bar + Block	Whiteley Bar + Block	Fareham	PO157PD
70	Brewers Fayre	Widnes	Widnes	WA8 0GY



1. Table Table
Ashbridge Inn, Cwmbran, NP44 1DE

4256404

Leasehold asking price: Offers invited

- Characterful premises next to Premier Inn
- C. 8 miles north of Newport, near residential and industrial areas
- Car park and trade garden

Basis: Restaurant only | Lease Expiry: 28/09/2051



2. Table Table
Balkerne Gate, Ipswich Road, Colchester, CO4 9WP

4256406

Freehold asking price: £650,000

- Modern premises adjoining large Premier Inn
- Busy junction with businesses & housing
- Three sections with 138 covers

Basis: Restaurant only



3. Brewers Fayre
Maypole Farm, Bedford, MK42 7FY

4256408

Freehold asking price: £625,000

- Character detached property next to Premier Inn
- Convenient location just off the A421, close to several attractions
- Family-friendly, 200 covers with a mix of decor

Basis: Restaurant only



4. Brewers Fayre
Bideford, Bideford, EX39 3FR

4256409

Freehold asking price: £1,500,000

- Modern premises adjacent to large Premier Inn
- North Devon harbour town
- Open plan bar & dining areas with 185 covers

Basis: Restaurant only



5. Beefeater
Birmingham South PI & Longbridge Station, Birmingham, B31 2UQ

4256410

Leasehold asking price: Offers invited

- Located on a leisure & retail scheme
- Opposite Longbridge Train Station & Longbridge Park & Ride
- Situated on the A38 on the way into Birmingham

Basis: Restaurant only | Lease Expiry: 26/11/2038



6. Table Table
Bowling Green, Weeley Roundabout, Clacton-on-sea, CO16 9AA

4256411

Freehold asking price: £600,000

- Busy road to Essex coast
- Modern premises, part of roadside services
- Open plan restaurant with 260 covers

Basis: Restaurant only



7. Brewers Fayre
Brampton Hut, Gt North Road, Huntingdon, PE28 4NQ

4256412

Long Leasehold asking price: £500,000

- Modern premises adjoining large Premier Inn
- Major junction of A1 and A14
- Bar & restaurant with 230 covers

Basis: Restaurant only | Lease Expiry: 09/03/2123



8. Brewers Fayre
Brookers Oast, Beltring, Paddock Wood, TN12 6PY

4256512

Freehold asking price: £1,100,000

- Character building set in over two acres
- Adjoining Hop Farm visitor attraction
- 230 covers plus bar (40), gardens and parking

Basis: Standalone



9. Beefeater
Broomside Park, Durham, DH1 1GG

4256414

Long Leasehold asking price: £500,000

- Restaurant on Belmont Industrial Park
- Nearby local activities such as Soccarena
- Densely populated residential area within walking distance

Basis: Restaurant only | Lease Expiry: 22/02/3002



10. Beefeater
Carnon Inn, Truro, TR3 6JZ

4256416

Freehold asking price: £450,000

- Modern premises adjacent to large Premier Inn
- Popular City of Truro
- Open plan bar & dining areas with 210 covers

Basis: Restaurant only



11. Brewers Fayre
Cottams Field, Lancaster, LA1 3PE

4256420

Leasehold asking price: Offers invited

- Edge of city, just off the M6
- Part of commercial retail park
- Large open plan bar & dining area with 140+ covers

Basis: Restaurant only | Lease Expiry: 18/12/2037



12. Cookhouse & Pub
Cotton Mill, Annandale, Kilmarnock, KA1 2RS

4256421

Freehold asking price: £350,000

- Edge of town, on A71 to the West Coast
- Residential & light industry nearby
- Dining for 110 plus bar (30)

Basis: Restaurant only



13. Brewers Fayre
Craig House, Musselburgh, EH21 8PT

4256422

Freehold asking price: £475,000

- Pub & restaurant with function room
- Positioned in scenic Inveresk, 10 minutes from tourists spots
- Only 30 minutes from Edinburgh city centre

Basis: Restaurant only



14. Brewers Fayre
Derry/Londonderry, Londonderry, BT47 6SA

4256424

Long Leasehold asking price: £375,000

- Close to Derry centre on the A514
- New build residential development opposite
- Open plan bar and dining area

Basis: Restaurant only | Lease Expiry: 15/12/3010



15. Beefeater
Eureka Park, Eureka Leisure Park, Ashford, Ashford, TN25 4BN

4256427

Leasehold asking price: Offers invited

- Restaurant, bar & grill
- Leisure park location well placed easy access to Canterbury & Dover
- 210 covers including Bar

Basis: Restaurant only



16. Beefeater
Farnborough Town Centre, Farnborough, GU14 7SJ

4256428

Leasehold asking price: Offers invited

- Large modern premises below Premier Inn
- Prominent town centre location
- Bar & restaurant for 190+ covers.

Basis: Restaurant only | Lease Expiry: 21/04/2041



17. Table Table
French Connection, Hall Avenue Oribital Retail Park Sevington, Ashford, TN24 0GN

4256429

Freehold asking price: £425,000

- Restaurant, bar & grill
- Retail park location
- 140 cover restaurant plus 56 cover bar

Basis: Restaurant only



18. Brewers Fayre
Glastonbury, Glastonbury, BA6 9FW

4256432

Freehold asking price: £700,000

- Modern premises next to Premier Inn
- Glastonbury outskirts, near the junction of the A39 and A361
- Car park and trade garden

Basis: Restaurant only



19. Beefeater
Gourdie Croft, Dundee, DD2 5JU

4256433

Freehold asking price: £425,000

- Roadside restaurant on the busy A90
- Approximately an 8-minute drive to Dundee Airport
- Sizeable internal and external trade area

Basis: Restaurant only



20. Brewers Fayre
Great Yarmouth, South Beach Parade, Great Yarmouth, NR30 3DD

4256434

New Lease asking price: Offers invited

- Ground floor of beachfront Premier Inn hotel
- Next to Pleasure Beach & Development Zone
- 180 covers, bar and seaviews

Basis: Restaurant only



21. Beefeater
Griff House, Nuneaton, CV10 7PJ

4256435

Freehold asking price: £750,000

- Restaurant located within 18th Century building
- Close proximity to lots of quick service restaurants
- 255 cover restaurant attached to Premier Inn

Basis: Restaurant only



22. Beefeater
Halfway House, Dunstable, LU5 4LL

4256436

Freehold asking price: £750,000

- Large 2-storey property with beer garden
- Busy junction on A505, 0.6 miles West of M1 (junction 11)
- Large open plan bar & dining area with 140+ covers

Basis: Restaurant only



23. Table Table
Horse & Jockey, Dunstable, LU6 3QP

4256441

Freehold asking price: £500,000

- Character detached property next to Premier Inn
- Busy road, five miles north of M1
- Bar & restaurant with 160+ covers

Basis: Restaurant only



24. Brewers Fayre
Kembrey Inn, Swindon, SN2 8YS

4256442

Long Leasehold asking price: £400,000

- Modern premises next to Premier Inn
- Swindon residential suburb and near to business park
- Restaurant and bar with 224 covers

Basis: Restaurant only | Lease Expiry: 24/02/2130



25. Brewers Fayre
Kincardine Way, Falkirk, FK2 8PJ

4256443

Freehold asking price: £360,000

- Character two storey detached property
- On busy M876 service area, near to M9 Motorway
- Open plan bar & dining areas with 190 covers

Basis: Restaurant only



26. Brewers Fayre
King William IV, Worksop, S81 8HU

4256444

Freehold asking price: £900,000

- Large restaurant in the heart of Oldcoates village
- Easily accessible via the A60, A634 and Bythe Road
- Sizeable car park and external trade area

Basis: Restaurant only



27. Beefeater
Lady Nairne, Edinburgh, EH8 7NG

4256445

Freehold asking price: £450,000

- Character restaurant with charming exterior and rustic feature wall
- Indoor and outdoor dining
- Positioned just off the A1 on the outskirts of Edinburgh

Basis: Restaurant only



28. Table Table
Langton Inn & Premier Inn, Market Harborough, LE16 7TG

4256570

Freehold asking price: £2,250,000

- Whole site sale
- Energy rating: B
- Part of group sale of 95 sites

Basis: Restaurant



29. Bar + Block
Leamington Spa Town Centre, Leamington Spa, CV32 4AG

4256407

Leasehold asking price: Offers invited

- Large ground floor "lock up" premises
- Affluent Spa town centre location
- 110 cover restaurant plus, 30 cover outside area

Basis: Restaurant only



30. Whitbread Inns
Liskeard Tavern, Retail Park, Haviland Road, Liskeard, PL14 3FG

4256560

Freehold asking price: Offers invited

- Detached site adjacent to Premier Inn
- Prime position on busy A38 road
- Open plan bar & dining areas with 182 covers

Basis: Restaurant only



31. Brewers Fayre
Loggans Moor, Hayle, TR27 5DG

4256446

Freehold asking price: £750,000

- Situated next to Premier Inn & Travelodge
- Port Town, next to St Ives
- Open plan bar & dining areas with 215 covers

Basis: Restaurant only



32. Beefeater
The Fountain & Premier Inn, Twickenham, TW2 5PE

4256476

Freehold asking price: Offers invited

- 228 covers over two floors
- 17 letting rooms
- Two miles from Twickenham Rugby Stadium

Basis: Whole site



33. Brewers Fayre
Mains of Balquharn, Aberdeen, AB12 4QS

4256448

Freehold asking price: £425,000

- Detached stone built property next to large Premier Inn
- Off main A92, North West outskirts of Porthleven
- Three section bar & dining area with 170+ covers

Basis: Restaurant only



34. Table Table
Marine Court, Marine Parade Dover, Dover, CT16 1LW

4256449

Leasehold asking price: Offers invited

- Restaurant & bar overlooking the sea
- Located on Marine Parade promenade
- 138 cover restaurant & 43 cover bar

Basis: Restaurant only | Lease Expiry: 26/03/2044



35. Whitbread Inns
May Tree, Helston, TR13 0QD

4256482

Freehold asking price: £750,000

- Detached site adjacent to Premier Inn
- Popular Town of Helston
- Open plan bar & dining areas with 262 covers

Basis: Restaurant only



36. Table Table
Mill of Mundurno, Aberdeen, AB23 8BP

4256450

Freehold asking price: £425,000

- Stone built property with trade garden
- Main A92 road, 2.5 miles North of Aberdeen
- 15+ dining covers plus bar for 40

Basis: Restaurant only



37. Beefeater 4256470
The Barn Beefeater & Premier Inn, Milton Keynes, MK9 3BZ

Leasehold asking price: £1,500,000

- New 2-storey property next to Premier Inn hotel
- Prominent position within central Milton Keynes
- Bar & restaurant with over 200 covers on two floors

Basis: Whole site | Lease Expiry: 31/12/2039



38. Brewers Fayre 4256451
Monkey Puzzle, Farnborough, GU14 0JP

Freehold asking price: £600,000

- Detached restaurant
- Close to central Farnborough
- 250 + covers

Basis: Restaurant only



39. Beefeater 4256454
Moor Mill, Briketts Wood, St. Albans, AL2 3PN

Freehold asking price: £750,000

- Delightful old watermill on the river
- Between St Albans & Watford
- 140 covers over two floors

Basis: Restaurant only



40. Beefeater 4256455
Morris Dancers, Ormskirk, L40 9RG

Freehold asking price: £600,000

- Village location just outside Ormskirk
- Main road on A570
- Modern open plan dining and bar areas

Basis: Restaurant only



41. Table Table 4256497
Oasthouse, Derby, DE23 8AG

Freehold asking price: £650,000

- Roadside restaurant on Southern ring road
- Family-friendly restaurant, next to TenPin Bowling
- Situated in Foresters Leisure Park

Basis: Restaurant only



42. Brewers Fayre 4256456
Ocean Park, Cardiff, CF24 5JT

Long Leasehold asking price: £400,000

- Modern premises next to Premier Inn
- Populous suburb near industrial estate and central Cardiff
- Restaurant and bar with 196 covers

Basis: Restaurant only | Lease Expiry: 02/08/2995



43. Beefeater
Oxford North, Kidlington, OX5 1RA

4256498

Leasehold asking price: Offers invited

- New 2-storey property next to Premier Inn hotel
- Easily accessible position at Oxford technology park
- 150 covers which features a mix of modern and rustic design

Basis: Restaurant only | Lease Expiry: 13/01/2045



44. Beefeater
Oyster Reach, Bourne Hill, Ipswich, IP2 8ND

4256499

Freehold asking price: £600,000

- Corner site overlooking Marina
- Character building with many features
- 156 covers plus first floor dining (46)

Basis: Restaurant only



45. Table Table
Pantruthyn Farm, Bridgend, CF35 5HY

4256457

Freehold asking price: £375,000

- Modern premises next to Premier Inn
- Off junction 35 on the M4 in Pencoed, Bridgend
- Restaurant and bar with 251 covers

Basis: Restaurant only



46. Beefeater
Preston Brook, Runcorn, WA7 3BA

4256459

Freehold asking price: £750,000

- Restaurant adjacent to Whitehouse Industrial Estate
- Large internal and external trade area
- Close proximity to Preston Brook Village

Basis: Restaurant only



47. Table Table
Red Lion & Premier Inn, Waterloo, PO8 0DT

4256480

Freehold asking price: £2,500,000

- Whole site sale
- 46 bedroom lodge
- Circa 1.5 acre site

Basis: Whole site



48. Table Table
Ridgacre, West Bromwich, B70 0NP

4256463

Freehold asking price: £525,000

- Single storey restaurant adjacent to The Black Country New Road
- 1.6 miles from West Bromwich town centre
- 221 cover restaurant next to Premier Inn

Basis: Restaurant only



49. Beefeater
Smugglers Haunt, Bournemouth, BH22 9BB

4256467

Freehold asking price: £725,000

- Traditional thatched restaurant
- Close to the New Forest National Park
- Bar & restaurant with 200 covers plus

Basis: Restaurant only



50. Table Table
Smugglers Retreat, Minister Roundabout, Ramsgate, CT12 4AG

4256468

Freehold asking price: £550,000

- Well placed at busy roadside area
- Next to expanding Manston Airport
- Open plan restaurant with 204 covers

Basis: Restaurant only



51. Brewers Fayre
Swallow, Augusta Close, Ipswich, IP3 9SS

4256487

Freehold asking price: £450,000

- Residential & retail location
- On busy A14, 4 miles from town centre
- 170 covers, dining, bar (40) and play area

Basis: Restaurant only



52. Whitbread Inns
The Bridgewater Arms, Shrewsbury, SY4 3DS

4256413

Freehold asking price: £750,000

- Pub & restaurant serving seasonal foods and local drinks
- Located in Harmer Hill, just off the A49
- Less than 20 minutes from centre of Shrewsbury

Basis: Restaurant only



53. Brewers Fayre
The Carousel, Scarborough, YO11 2EN

4256472

Leasehold asking price: Offers invited

- Ground floor leasehold unit in central Scarborough
- Highfoot area approximately 0.3 miles from the beach
- Short walk to Scarborough train station and local attractions

Basis: Restaurant only | Lease Expiry: 03/10/2036



54. Table Table
The Colliers, Rugeley, WS15 1LX

4256473

Freehold asking price: £425,000

- Modern restaurant adjacent to the A51
- Near Cannock chase National Trust Shrugborough Estate
- Approximately a 6-minute drive to Rugeley town centre

Basis: Restaurant only



55. Beefeater
The Farmhouse, Crewe, CW2 8SD

4256475

Freehold asking price: £450,000

- Roadside restaurant situated next to the busy A530
- Positioned near a large amount of family housing
- Approximately a 8-minute drive from Crewe city centre

Basis: Restaurant only



56. Cookhouse & Pub
The Freeman, Bridlington, YO15 2PJ

4256477

New Lease asking price: Offers invited

- New lease opportunity on the seafront
- Large ground floor unit and external trade area overlooking the sea
- Situated parallel to the busy Bridlington promenade

Basis: Restaurant only



57. Brewers Fayre
The Harbour (Carrickfergus), Belfast, BT38 8BE

4256478

Freehold asking price: £400,000

- Overlooking Carrickfergus Harbour
- Close by to retail park and tourist attractions
- Open plan bar and dining area

Basis: Restaurant only



58. Whitbread Inns
The Heath, Southampton, SO45 4PW

4256479

Freehold asking price: £1,500,000

- Character detached property
- Edge of the New Forest National Park
- Bar & restaurant with 150 covers plus

Basis: Restaurant only



59. Brewers Fayre
The Howgate, Howgate, Whitehaven, CA28 6PL

4256481

New Lease asking price: Offers invited

- Large 2-storey property next to Premier Inn
- Prime position on busy B5306
- Bar & restaurant with 150 covers plus

Basis: Restaurant only



60. Beefeater
The Hut, 47 Bournemouth Road, Chaldler's Ford, SO53 3DJ

4256547

Freehold asking price: Offers invited

- Closed detached restaurant
- Close to Chandler's ford
- 110 + covers

Basis: Whole site



61. Beefeater
The Plough, Folkestone Road, Dover, CT15 7AB

4256485

Freehold asking price: £675,000

- Countryside destination pub
- Well placed between Dover & Folkestone
- 170 covers plus bar (40)

Basis: Restaurant only



62. Cookhouse & Pub
The Queen Inn, West Bromwich, B70 7PU

4256461

Long Leasehold asking price: Offers invited

- Modern restaurant next to the A41
- Adjacent New Square Shopping centre
- 211 covers, ground floor restaurant in line within Premier Inn hotel

Basis: Restaurant only | Lease Expiry: 11/10/2163



63. Beefeater
The Southcote, Reading, RG30 3AB

4256469

Freehold asking price: £2,250,000

- Large 2-storey detached "standalone" property
- Prime position on busy A4 main road, outskirts of Reading centre
- Ground floor bar/restaurant & first floor function room (28)

Basis: Restaurant only



64. Beefeater
Three Fish, Telford, TF10 9BY

4256490

Freehold asking price: £1,000,000

- Restaurant adjacent to the Newport Bypass
- Near The Aqualate Golf Club & Mere Park Garden Centre
- 208 cover restaurant next to The Premier Inn Newport/Telford

Basis: Restaurant only



65. Table Table
Trevithick Inn, Camborne, TR14 7NF

4256488

Freehold asking price: £600,000

- Detached site adjacent to Premier Inn
- Large town on the South West coastal path
- Open plan bar & dining areas with 216 covers

Basis: Restaurant only



66. Beefeater
Twelve Bells, Gloucester, GL3 4SS

4256492

Freehold asking price: £1,100,000

- Characterful premises next to Premier Inn
- Countryside location on Gloucester to Cirencester Road
- Restaurant and bar with 188 covers

Basis: Restaurant only



67. Whitbread Inns 4256439
Weston-Super-Mare Pl & The Hobbs Boat, Weston-super-mare, BS24 0BP

Freehold asking price: £1,500,000

- Restaurant and rooms
- Somerset village near to coastal holiday resort
- Restaurant with 159 covers and 44 rooms

Basis: Whole site



68. Beefeater 4256494
White Hart, Wichelsea Road, Guestling, Hastings, TN35 4LW

Freehold asking price: £700,000

- Country pub on road to Rye
- Chartaterful 1700's building in four acres
- 148 cover plus bar (26)

Basis: Restaurant only



69. Bar + Block 4256495
Whiteley Bar + Block, Fareham, PO157PD

Leasehold asking price: £450,000

- Large end unit
- Whiteley Town Location
- Bar & restaurant with 140 covers

Basis: Restaurant only | Lease Expiry: 30/10/2041



70. Brewers Fayre 4256496
Widnes, Widnes, WA8 0GY

Long Leasehold asking price: £400,000

- Modern detached restaurant opposite Premier Inn
- Prominently located to town centre & Hive leisure park
- Open plan trade area with 120 covers

Basis: Restaurant only | Lease Expiry: 16/06/3010

OTHER INFORMATION

BOUNDARY PLAN

1. Restaurant Only Disposal – the plans edged in red are a guide to Whitbread's property's ownership, the boundary edged in blue is the demise that will transfer as part of the freehold, long leasehold or shorter leasehold transactions.
2. Whole Site Disposal – the plans edged in red are a guide to the property's boundary only.
3. 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.

VAT

VAT will be added to the purchase price of all properties and will be calculated if the property has living accommodation at 90% of the purchase price. It will be 100% if the property does not have living accommodation. If the transaction is deemed to be a Transfer of Going Concern (TOGC), VAT will not be payable unless deemed by HMRC.

CAPITAL ALLOWANCES

The buyer will enter into agreement that Goodwill will be valued at £1.00 for the restaurant and £1.00 for the hotel element of the whole sites.

The buyer will enter into a capital allowances election on completion attributing £1.00 to fix the amount allocated to fixtures and fittings for the restaurant and £1.00 for the hotel element for whole sites.

FIXTURES & FITTINGS

The seller reserves the right to remove any third-party items, including dispense and beer flow monitor equipment, cellar cooling and any computer equipment. The purchase price includes fixtures & fittings, and the buyer will inherit any remaining items.

STOCK

Stock in trade is to be purchased additionally and at valuation, to include dry and wet stocks, cleaning materials, fuel supplies, containers, and trade glassware.

SIGNAGE

Any signage at the Property is excluded from the sale. The Seller will be entitled to remove the signage and the Buyer will permit the Seller reasonable access to the Property to do so.

LEGAL & SURVEYORS COSTS

Each party is responsible for their own legal and surveyor costs.

TUPE

Transfer of Undertakings for Protection of Employment will apply to all transactions.

BOARD APPROVAL

All Deals Agreed are subject to Whitbread Board approval.

LICENSING

The purchaser, or the solicitor acting for the Purchaser, should apply to the relevant Local Authority to clarify the requirement for appropriate licences. Under the Licensing Act 2003 it is a requirement that all premises serving or retailing alcohol must hold a premises licence.

FINANCIALS

Financial headline information has been provided on each asset page within the data room.

CO-LOCATION AGREEMENT

Whitbread will expect all purchasers in the short term to honor the provision of breakfast at any restaurants in shared hotel locations. A summary of the service provision will be available upon request.

ANTI MONEY LAUNDERING LEGISLATION

The UK's Money Laundering Regulations 2017 require us to ascertain the beneficial owner(s) of both parties of transaction, including those who trade as a company, partnership, trust or other entity (or a combination of these). We ask that interested parties provide the necessary documentation to allow us to fulfill our legal obligations in regards to this legislation. This may include, but is not limited to: information on who the beneficial owners are; recent Certificates of Incorporation; Annual Returns; details of who shareholders are; written communication from an accountant or solicitor stating who the beneficial owners are; written confirmation from an accountant or solicitor stating who the beneficial owner(s) are; partnership deeds; latest accounts; complex structures summarised by way of an organisation chart; proof of identity and home address (which for individuals living overseas, will have to be certified by a solicitor or professional of similar standing). If you are in any doubt as to what documentation is required, please contact us.