

BARLEY TWIST - TABLE TABLE

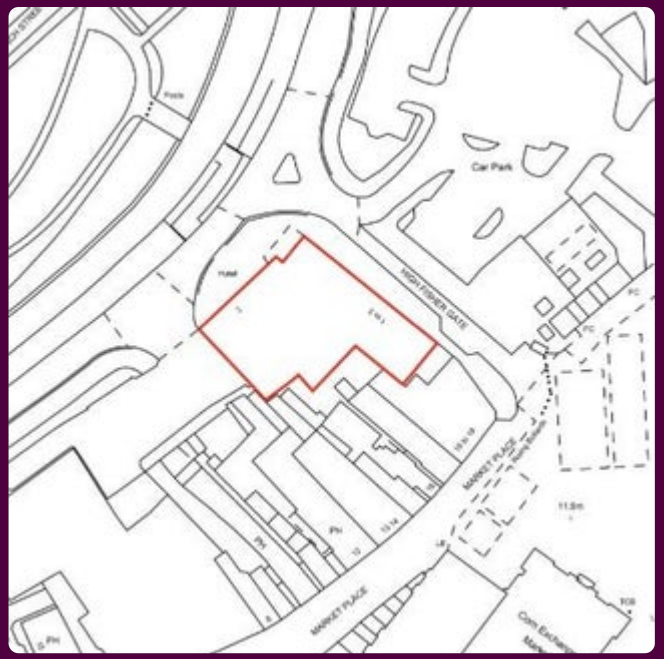
High Fishergate, Doncaster, DN1 1QZ

LEASEHOLD: NIL PREMIUM ANNUAL RENT: £82,340.95 PA + VAT | REF: 5469164

KEY HIGHLIGHTS

- Established under a Premier Inn (138 rooms)
- Passing Rent of £82,340.95 + VAT P/A
- Lease Ends July 2040
- 70 Internal Covers
- Additional Function Room
- Large Back of House/ Basement Area | Energy rating B





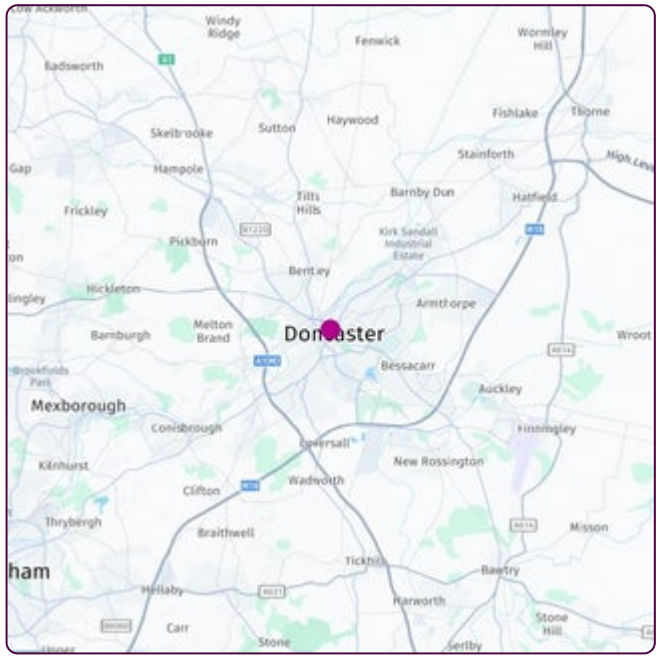
LOCATION

The Barley Twist Table Table in Doncaster is located to the north-west of the town centre, close to the A638 York Road, which provides direct access into the town as well as links towards the A1(M).

The restaurant sits adjacent to the Premier Inn Doncaster (Barley Twist) hotel, making it a convenient stop for both travellers and local visitors.

The site benefits from its proximity to a range of nearby commercial and retail areas, including established roadside retail units, supermarkets and leisure operators along the A638 corridor.

Doncaster town centre is also within a short drive, offering a wider mix of high-street shopping, dining and entertainment options, ensuring strong accessibility and consistent customer flow from both local residents and passing traffic.



DESCRIPTION

Modern branded pub restaurant arranged in the established Table Table format.

Venue combines:

Informal dining
Breakfast operation
Bar trade
Group and family occasions.

Named after the historic barley sweets previously produced on the site.

* Sale price is subject to VAT





TENANCY

Leasehold
Lease Ends July 2040
Passing Rent of £82,340.95 +VAT PA

TRADING HOURS

Monday to Friday 6:30am - 11:00pm
Saturday 7:00am - 11:00pm
Sunday 7:00am - 10:30pm

T&C'S LINK

Click Here for Terms and Conditions

INTERNAL DETAILS

Open-plan restaurant seating areas
Main customer bar
Dedicated breakfast trading operation
Function room accommodation
Commercial catering kitchen
Customer WC facilities
Ancillary storage and staff areas

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 property is being offered for sale as a going concern. 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.

REGULATORY

Premises Licence.

THE OPPORTUNITY

Opportunity to acquire a well-established town centre pub restaurant operating under the recognised Table Table brand.

Located beneath / adjacent to the Premier Inn Market Place hotel, generating consistent guest and breakfast trade.

Strong mix of:
Local custom
Corporate overnight trade
Weekend leisure demand
Racecourse-linked footfall

Established operation with broad customer appeal:
Breakfast
Family dining
Mid-market casual food and drink

Additional opportunities through:
Wet-led evening trading
Events and functions
Better local market positioning

EXTERNAL DETAILS

Prominent town centre frontage.
Close proximity to public parking and transport links.
Strong visibility within the Market Place/Premier Inn complex.
External branding and customer entrance frontage.







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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