

THE HAMPTON

4 Ashbourne Road, Hampton, Peterborough, Cambridgeshire, PE7 8BT

FREEHOLD: £600,000 + VAT | REF: 3868015

KEY HIGHLIGHTS

- Freehold Restaurant
- Bar & Restaurant (250 covers)
- Adjacent to a 143 bedroom Premier Inn
- Managers flat and staff accommodation
- Additional soft play and trade garden (40)
- Energy Rating: B



LOCATION

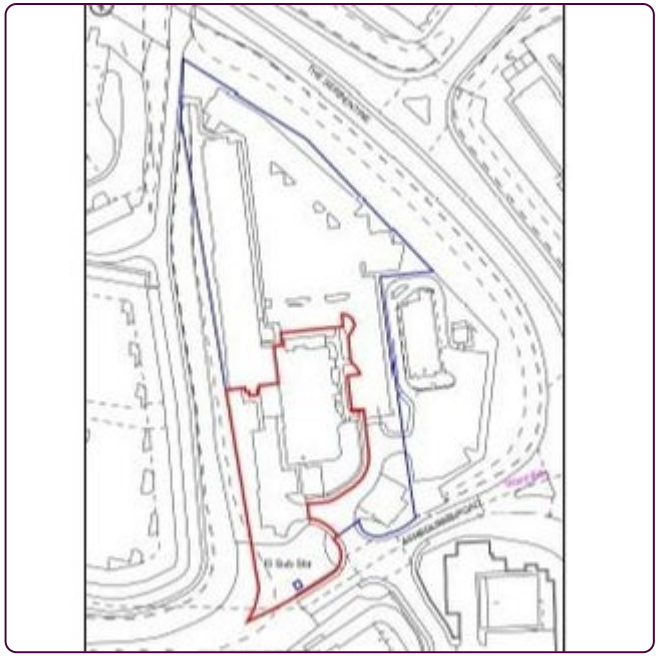
The Brewers Fayre Hampton is located on Ham Lane, Orton Meadows, adjacent to Premier Inn and close to Ferry Meadows/Nene Park, positioning it as a well-established leisure and roadside dining destination within the Hampton area. The site benefits from excellent accessibility, situated just minutes from the A1(M) (Junctions 16–17) and the A1139, providing strong connectivity for both local residents and regional visitors. It is also within easy reach of Serpentine Green Shopping Centre and served by regular local bus routes linking to Peterborough city centre (approximately 15–20 minutes).

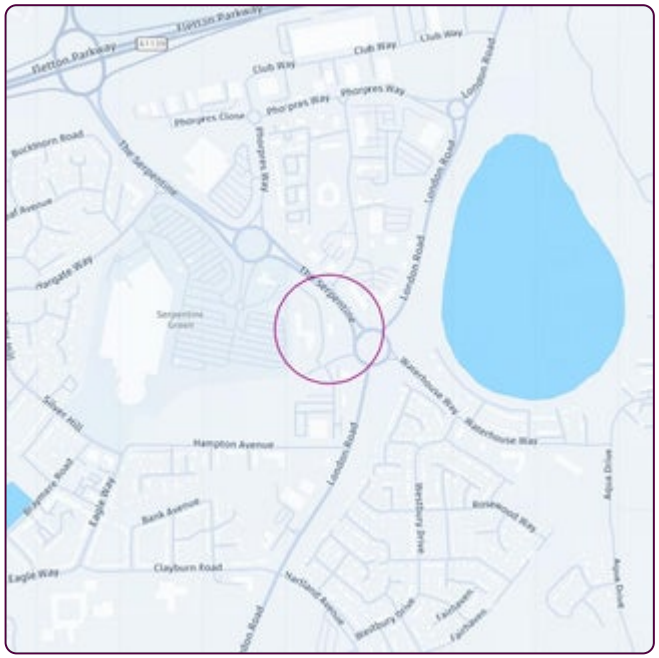
DESCRIPTION

The property comprises a substantial, detached purpose-built restaurant arranged over ground and first floors, constructed in brick beneath a pitched tiled roof, offering a well-presented and established trading environment. The main entrance is prominently positioned to the front, accessed via a shared customer car park, with additional access points around the building providing excellent operational flow. Externally, the Hampton benefits from a spacious terraced seating area, enclosed to both sides of the property, creating an appealing environment for al fresco dining while significantly enhancing overall customer capacity and trading potential. The property shares the car park with the neighbouring Premier Inn.

TENURE

Freehold is to be sold as a trading going Concern (TOGC).





INTERNAL DETAILS

Access to the premises is via double accessible doors leading into a welcoming reception area. Customer toilet facilities are conveniently located immediately to the right-hand side.

The main bar is centrally positioned within the building. To the right of the bar is a high table and stool seating area, complemented by four additional trading areas designed for dining, offering a combination of loose and fixed seating arrangements. The total number of covers across the restaurant is approximately 250. To the left of the bar is the chef's counter, which is utilised for breakfast and carvery services. Beyond this, there is a separate entrance to the children's soft play area, which accommodates up to 60 guests and can also be used for private hire functions. At the rear of the premises, there are additional customer toilet facilities, including baby changing and accessible amenities.

The back-of-house facilities are well-appointed, comprising a spacious commercial kitchen, separate dry storage areas, and walk-in refrigeration and freezer units. Additional provisions include staff welfare facilities, such as toilets and changing areas, as well as an office and beer cellar located at the lower ground level.

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.

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 Hampton trading hours are:
Monday – Friday: 06:30 – 23:00
Saturday: 07:00 – 23:00
Sunday: 07:00 – 22:30









OWNER'S ACCOMMODATION

The first floor comprises three self-contained flats, including a three-bedroom manager's apartment with a lounge, kitchen, and bathroom, as well as two additional studio flats, each equipped with kitchen and bathroom facilities. The first floor also accommodates the building's plant room and additional storage areas.

EXTERNAL DETAILS

Externally, the property benefits from two paved terrace areas featuring a variety of bench seating arrangements, providing capacity for up to 150 additional covers.

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

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).



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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