



The Chafford Hundred

- Substantial Roadside Restaurant
- Adjacent to Premier Inn (104 rooms)
- 450 Covers including 200 external seating
- Impressive external trading area
- Two flats used for staff accommodation
- GIA 9041sqft, Energy Rating B

Howard Road, Chafford Hundred, Grays, RM16 6YJ

Freehold: £850,000 Plus VAT

Ref: 4267912

DESCRIPTION

The property comprises a purpose-built Brewers Fayre restaurant arranged over a single storey, designed in a modern, family-friendly style with a practical and functional layout. The building provides a spacious open-plan trading area with a mix of dining formats, including booth seating, loose tables, and larger group areas, allowing flexibility in accommodating varying customer needs. Overall, the property is well-configured as a branded restaurant unit, offering strong operational efficiency and immediate trading capability.

LOCATION

The Chafford Hundred Brewers Fayre restaurant is prominently located in Grays, Essex, within the established Chafford Hundred area, immediately adjacent to the A13 providing excellent road connectivity to both central London and the wider South Essex region. The property sits close to Lakeside Shopping Centre, one of the UK's largest retail destinations, benefiting from strong footfall and a high volume of passing traffic. It is also conveniently positioned near Chafford Hundred railway station, offering direct services into London Fenchurch Street, thereby enhancing accessibility for both local residents and visitors. The surrounding area comprises a mix of residential neighbourhoods, leisure facilities, and commercial occupiers, making it a well-situated and highly accessible location for a family-focused dining venue.

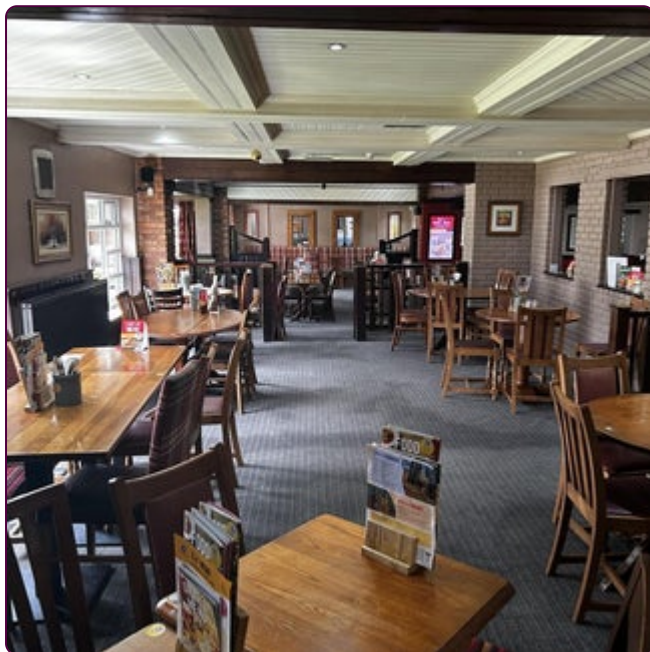
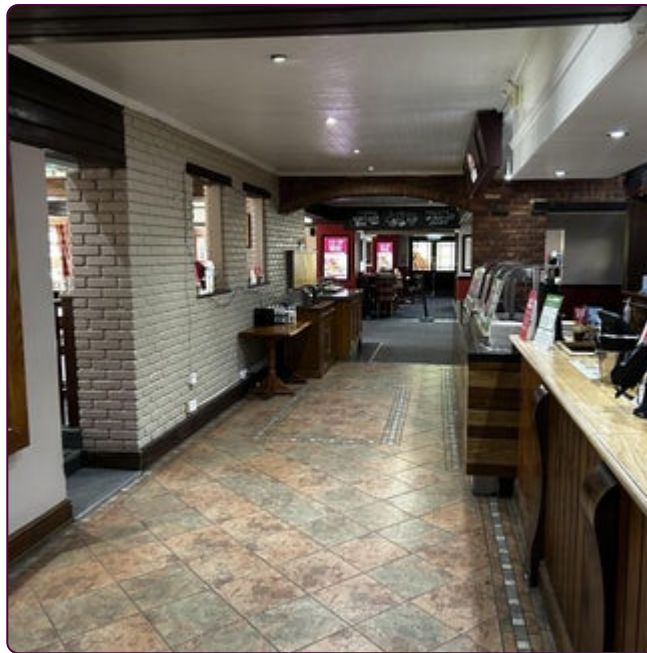
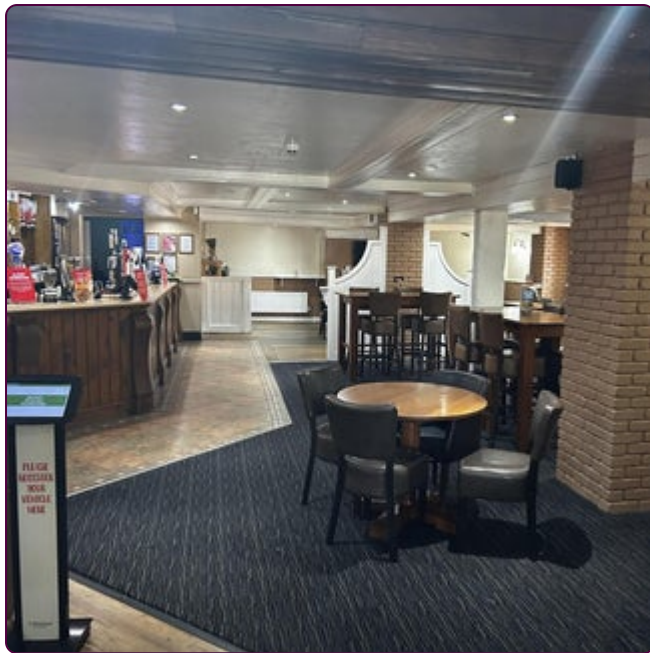


THE OPPORTUNITY

The opportunity to purchase the freehold of The Chafford Hundred restaurant in Grays represents a compelling investment in a well-located and established hospitality asset. The property is strategically positioned adjacent to a 104-bedroom Premier Inn, providing a steady and reliable source of trade from both business and leisure guests, thereby supporting strong and consistent customer footfall. This close association enhances the restaurant's trading potential and offers clear operational synergy, particularly in capturing breakfast, evening dining, and weekend demand. The freehold nature of the opportunity affords an incoming purchaser full control of the asset, presenting scope to enhance performance, adapt the offering if required, and benefit from a busy and well-connected area of Essex.

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.



INTERNAL DETAILS

The Chafford Hundred Brewers Fayre in Thurrock is internally configured to provide a family-friendly and highly functional dining environment, offering approximately 250 covers arranged across multiple bar and restaurant dining areas. The bar includes two fruit machines, contributing to its casual leisure appeal, while a dedicated carvery servery enhances the food offering and service flexibility. A key feature of the venue is its children's soft play area, making it particularly attractive for family visits. The premises are supported by a fully equipped commercial kitchen, complete with a walk-in fridge, freezer, and dry-store to facilitate efficient food preparation and storage. Customer amenities include separate ladies' and gents' W/Cs, while back-of-house facilities comprise a staff room, staff toilets, and an office, ensuring smooth and well-organised day-to-day operations.

EXTERNAL DETAILS

The Chafford Hundred restaurant offers attractive external amenities designed to complement its family-friendly and high-capacity operation. The property features a well-presented beer garden with seating for approximately 200 customers, providing ample outdoor space for dining and socialising during warmer months. This significant external seating capacity enhances the overall customer experience and supports peak trading periods. In addition, the site benefits from a substantial car park shared with the adjacent Premier Inn contributing to strong footfall and ease of access.



OTHER INFORMATION

T&C's Link

[Click Here for Terms and Conditions](#)

Boundary Plans

- 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.
- 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.

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.

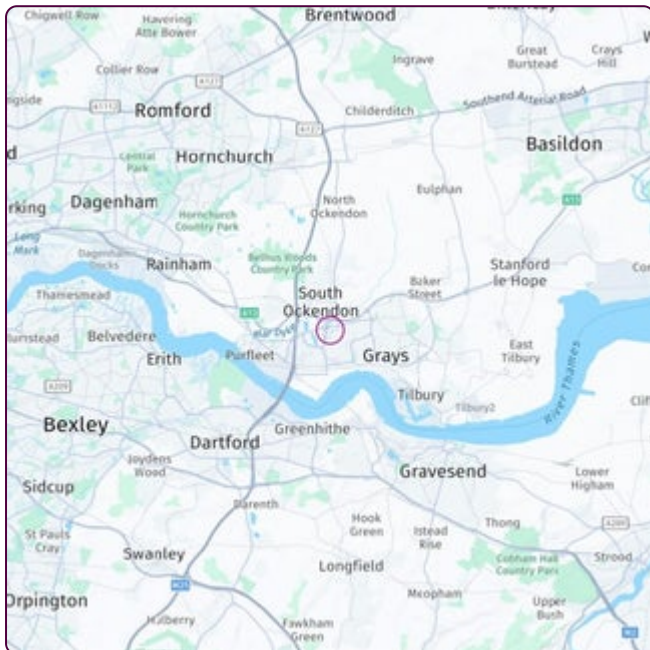
FIXTURES & FITTINGS

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.

REGULATORY

Premises licence.

Mains water, electricity, drainage and gas.

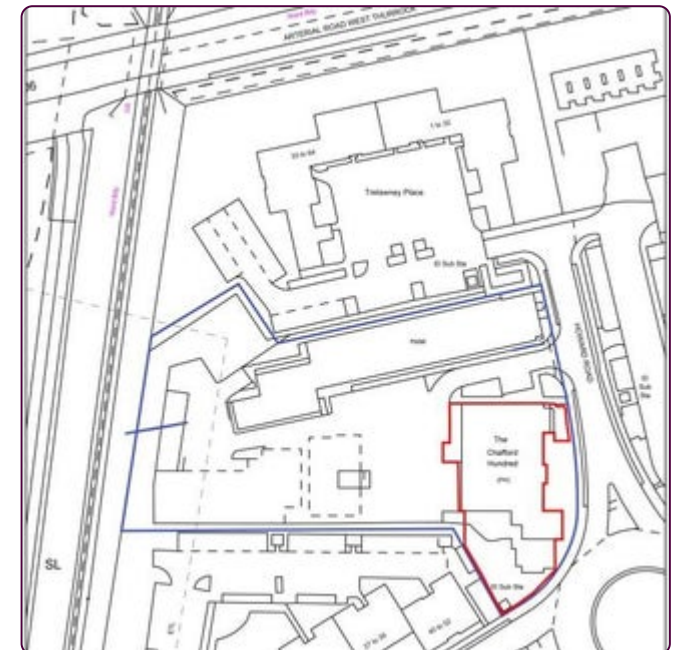


OWNER'S ACCOMMODATION

The accommodation is fully utilised for staff purposes and comprises a practical and well-configured arrangement, including one three-bedroom flat with a living room, kitchen, and bathroom, providing ample shared living space. In addition, there is one self-contained bed-sit, equipped with its own bathroom and kitchen facilities, offering further flexibility for staff occupancy.

TRADING HOURS

Current trading hours are:
Mon-Fri 6:30am-10pm
Saturday 7am-10pm
Sunday 7am-9pm



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

T: 0344 412 4944

E: enquiries@christiefinance.com

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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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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



HUGO FAIRBANKS WESTON

Business Agent

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E: hugo.fairbanksweston@christie.com

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.