



The Chequers Corner

- Substantial Roadside Restaurant
- Adjacent to Premier Inn (120 rooms)
- 250 covers across bar & restaurant
- Beer garden with seating for 250
- Two flats used for staff accommodation
- GIA 9859 sqft, Energy rating B

2 New Road, Dagenham, RM9 6YS

Freehold: £925,000 Plus VAT

Ref: 4267911

DESCRIPTION

The Chequers Corner Brewers Fayre property comprises a purpose-built, branded restaurant unit, designed to accommodate high-volume, family-oriented dining. The building is arranged predominantly over a single storey beneath a pitched roof, featuring a modern yet robust construction. Internally, the accommodation provides a well-proportioned, open-plan trading area with a variety of seating formats, including fixed booths, loose tables and designated zones for larger groups, allowing for flexible customer use and efficient service flow. The layout is configured to optimise operational efficiency and support established food-led trade. Overall, the property represents a well-configured, turnkey restaurant asset in a roadside location suited to sustained, high levels of trade.

LOCATION

The Chequers Corner Brewers Fayre restaurant is prominently located in Dagenham, East London, occupying a well-established roadside position at a key junction that provides excellent connectivity to the surrounding area. The site benefits from proximity to the A13, an arterial route linking central London with Essex, ensuring strong passing traffic and ease of access by car. Public transport provision is also strong, with Dagenham Heathway and Dagenham East Underground stations (District Line) located nearby, offering direct services into central London, alongside a range of local bus routes serving the immediate vicinity. The restaurant sits within a mixed-use area comprising residential neighbourhoods, retail parades, and commercial occupiers, supporting a steady and diverse customer base.

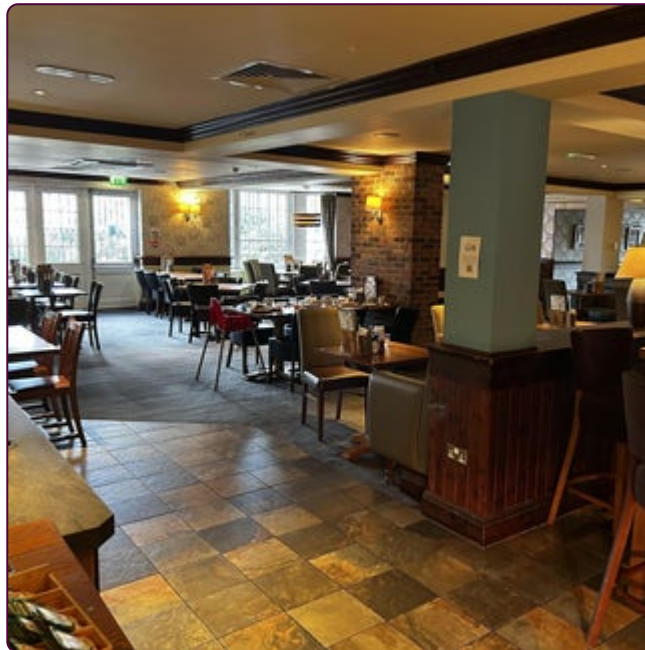


THE OPPORTUNITY

The opportunity to purchase the freehold of The Chequers Corner restaurant in London Dagenham represents an attractive investment in a well-established and prominently positioned hospitality asset. The property benefits from its close proximity to a 120-bedroom Premier Inn, generating a consistent flow of potential customers and enhancing trading potential throughout the week from both business and leisure guests. This strategic co-location provides a strong synergy, supporting food and beverage demand while underpinning long-term income prospects. The freehold offering allows an incoming purchaser to acquire full ownership control, presenting scope to drive operational performance, reposition the offering if desired, and capitalise on the strong roadside presence and established customer base within a busy London suburb.

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 Chequers Corner Brewers Fayre in London Dagenham is internally arranged to provide a versatile and well-equipped hospitality environment, offering approximately 250 covers spread across multiple bar and restaurant dining areas to accommodate both casual and family dining. The bar area features leisure additions including two fruit machines and a pool table, enhancing its appeal as a social space. Supporting operations, the premises benefit from a fully equipped commercial kitchen, which includes a walk-in fridge, freezer, and dedicated dry-store to ensure efficient food storage and preparation. Ancillary facilities are thoughtfully arranged, with customer W/Cs located on the first floor, alongside essential back-of-house areas such as a plant room, staff room, staff toilets, and a private office, all contributing to the smooth day-to-day running of the business.

EXTERNAL DETAILS

The Chequers Corner restaurant benefits from well-presented and extensive external areas that support its high-volume trading capacity. The property features a large beer garden with seating for approximately 250 customers, providing a substantial outdoor space for dining and socialising, particularly during the warmer months. This generous seating provision enhances the overall customer experience and allows the business to accommodate peak demand periods effectively. In addition, the site benefits from a substantial car park shared with the adjacent Premier Inn contributing to strong accessibility and footfall.



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.

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.



OWNER'S ACCOMMODATION

The accommodation is fully utilised for staff purposes and comprises a practical and well-configured arrangement, including a one-bedroom flat with a living room, kitchen, and bathroom. 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-11pm

Saturday 7am-11pm

Sunday 7am-10:30pm



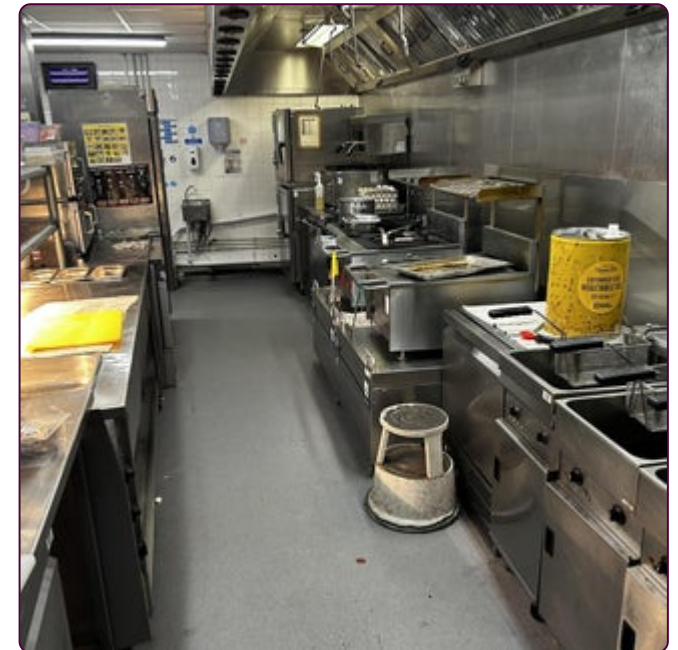
TRADING INFORMATION

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.

Mains water, electricity, drainage and gas.



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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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

T: +44 7764 241 303

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.