



Moon & Bell

Ref: 5752370

Ward's End, Loughborough, LE11 3HA

Freehold: Offers over £700,000

Leasehold: Nil Premium, Annual Rent: Offers Invited

Prominent Central Town Centre Location

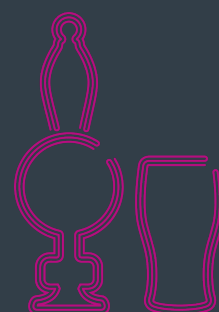
Floor Area Circa 10,000sqft over 3 Floors

External Beer Terrace to the Rear

Potential for conversion STP

Freehold or New Lease - Rental Offer Invited

Previous JD Wetherspoon Venue. EPC Rating C



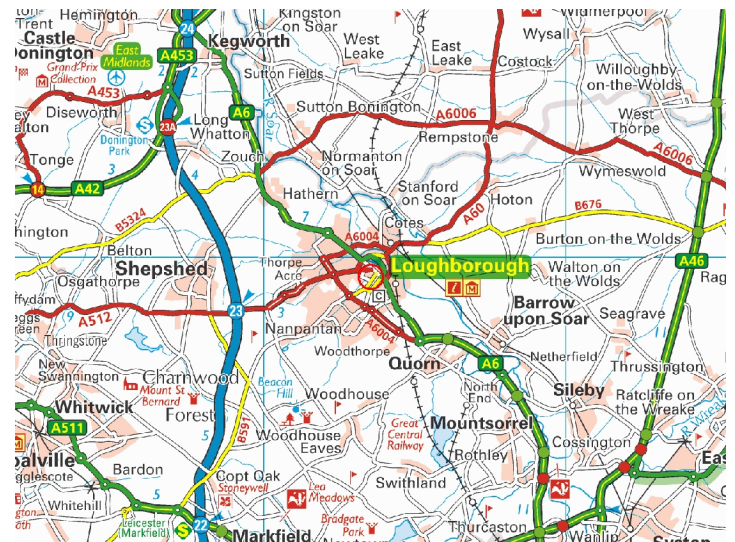


Location

The venue is situated with prime frontage on the town bar and restaurant circuit with a busy passing foot trade. Loughborough is an affluent and popular University town. It is located approximately 10 miles north of Leicester, 15 miles south of Nottingham and 20 miles southeast of Derby. Loughborough is well serviced by public transport, rail links and the M1 motorway is approximately 3 miles

The Opportunity

The former Moon & Bell provides a fantastic opportunity to acquire a Freehold building or take on a New Lease of a generous sized venue in the heart of this University town. With a generous sized servery to the ground floor, commercial kitchens, a beer terrace to the front and larger terrace to the rear, the venue is well equipped to deliver a high level of turnover. There is further opportunity to develop the site with the accommodation spanning from the basement to the 2nd floor (subject to the required consents and permissions). Inspection is recommended to appreciate the position and scale of the building. The site offers any potential Freehold buyer the opportunity to convert as much of the building as they would like for alternate use (subject to planning), or retain the self contained hospitality trading space and convert the upper 2 floors. Its rare that a building of its size and location come available.



Description

The former Moon & Bell is an attractive period building with space over a number of floors totalling nearly 1,000 sqm. To the ground floor there is a good-sized servery area which leads to the rear beer terrace. There are also commercial kitchens, offices and storerooms. To the first floor there are customer toilets and ancillary space including; staff accommodation, a plant room, a beer cellar and additional storage space. The second floor is a 209sqm and provides additional storage space however could be potentially developed to provide further accommodation or commercial revenue use. The first floor has 2 access staircases, one to the toilets that service the main trading space, and another that leads you to the beer cellar and potential for living accommodation. The areas break down in size as follows;

Ground Floor 4,286 sq ft
First Floor 3,813 sq ft
2nd Floor 2,216 sq ft
Patio 1,773 sq ft

There is public car park located immediately behind with pedestrian access adjacent to the venue.



Tenure

The freehold of the building is for sale at offers over £700,000.

The leasehold option offers the opportunity to take a new lease at nil premium and on terms to be agreed between the parties.

Business Rates

The current rateable value is £51,000 as from 1st April 2024.

Regulatory

The property previously benefited from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1am Friday and Saturday.



BakerLie Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPCs)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports
Drone Photography

These drawings have been made to depict the property in the form and condition in which it was found at the time of the survey. BakerLie Compliance does not warrant the accuracy or completeness of the information provided in these drawings. The drawings are provided for your information only and should not be relied upon for any purpose. BakerLie Compliance is not responsible for any loss or damage caused by the use of these drawings. The drawings are provided on an 'as is' basis and BakerLie Compliance does not accept any liability for any loss or damage caused by the use of these drawings. The drawings are provided for your information only and should not be relied upon for any purpose. BakerLie Compliance is not responsible for any loss or damage caused by the use of these drawings.

DO NOT SCALE THIS DRAWING

Drawing Key

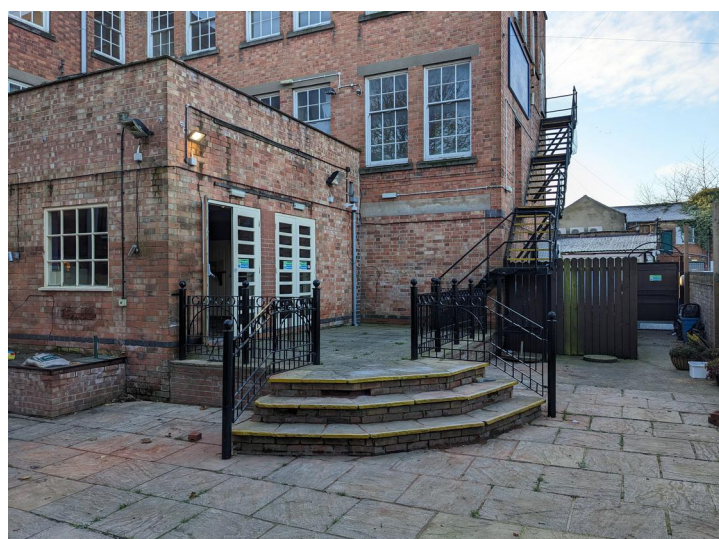
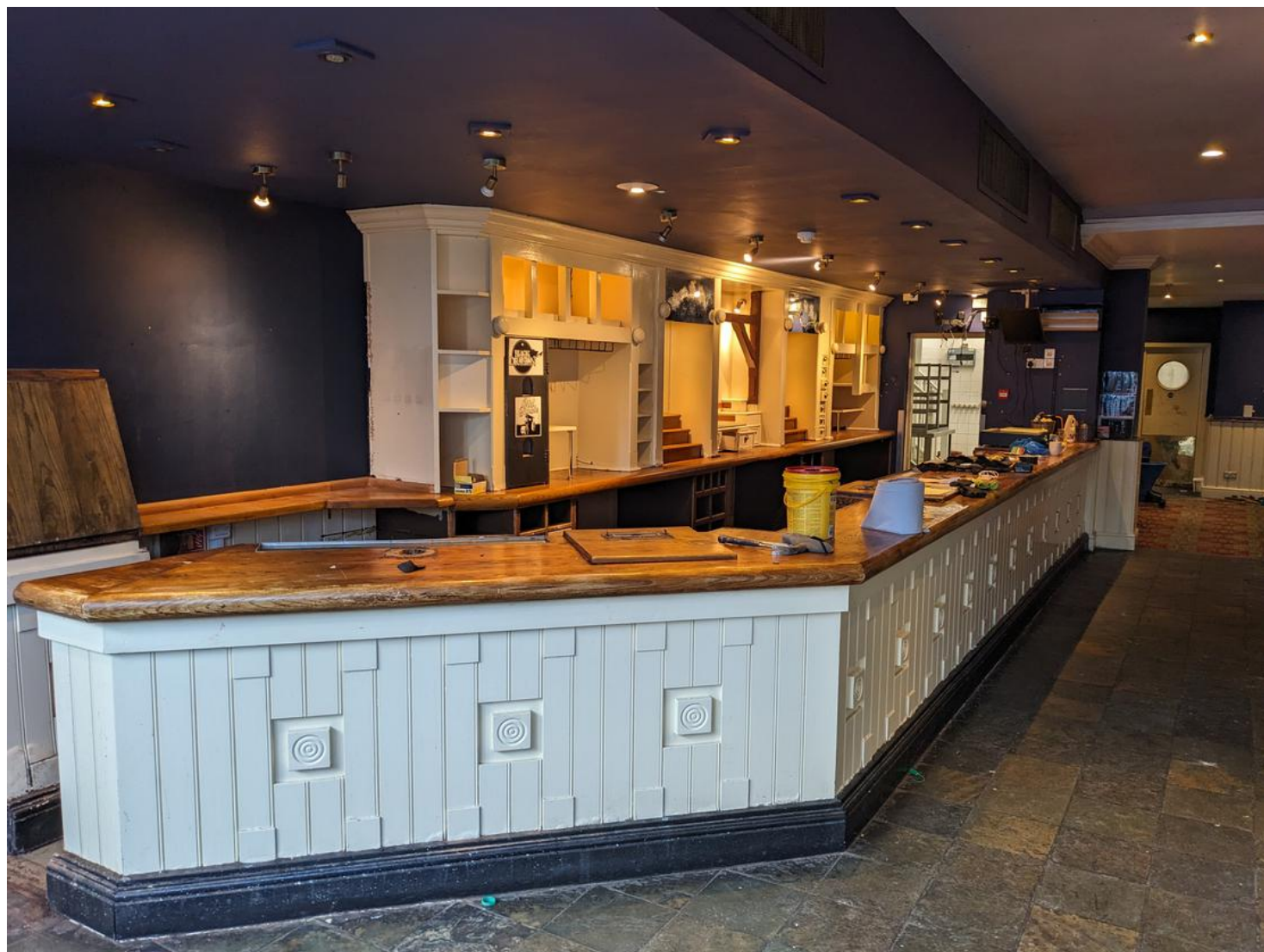
Rev	Date	Amendment
1	2022-01-10	Initial Issue

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Project
Floor Plans

The Moon & Bell
Ward's End
Loughborough
LE11 3JA

Drawing No: 8888-20-JNL-20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1



Customer Due Diligence Checks

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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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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