



Copper City

- Rare freehold opportunity in prime location
- Well-established and regarded local brand
- Significant footfall and local trade
- Close to Theatre Royal & Royal Concert Hall
- All-day trade
- Multi trading floors (c150 seating). EPC Rating B

27-33 Market Street, Nottingham, NG1 6HX

Freehold: £900,000

Ref: 5752395

LOCATION

Copper City occupies a prominent corner position on the junction of Market Street and Upper Parliament Street. A prime high footfall location in the city centre, situated opposite the Theatre Royal and Royal Concert Hall, acting as a prime pre-theatre destination. The Cornerhouse, Nottingham's largest leisure and entertainment destination with Cinema, Adventure Golf and a large Roxy Ball Room are also within a 2-minute walk

The nearby Market Square, which is the heart of Nottingham city centre holds regular outside events including the annual Winter Wonderland Christmas Market. Nottingham Trent University is located 3-minute walk to the north and The Ropewalk is located a 5 minute walk west, where there is significant number of office space.

The city of Nottingham has a population of approximately 315,000 and an urban population of 730,000. The city benefits from two universities and is the home of major companies such as Boots, Speedo, and Experian. It is also widely regarded as the regional capital of the East Midlands.





DESCRIPTION

A former bank premises, the property is a large two to three storey character corner building of brick and stone construction under a pitched tiled roof.

Internally, the public areas consist of a ground floor, upper and lower mezzanine dining area with high vaulted ceilings with bar serveries on each floor. There is an additional function room on the first floor with a bar servery.

The 2nd floor area, which is in need of refurbishment, provides owner's/manager's accommodation in addition to storage space.



GROUND FLOOR

The ground floor trading area boasts a generous and welcoming bar area that enables a wide variation of layouts from being an open bar area for casual drinkers or a more formal seating area that could lend itself to be changed during various parts of the day depending on trade requirements.

The corner plot entrance ensures a grand aesthetic and introduces you to the vast trading area with vaulted ceilings, with 2 mezzanines trading areas visible from the moment you walk in.

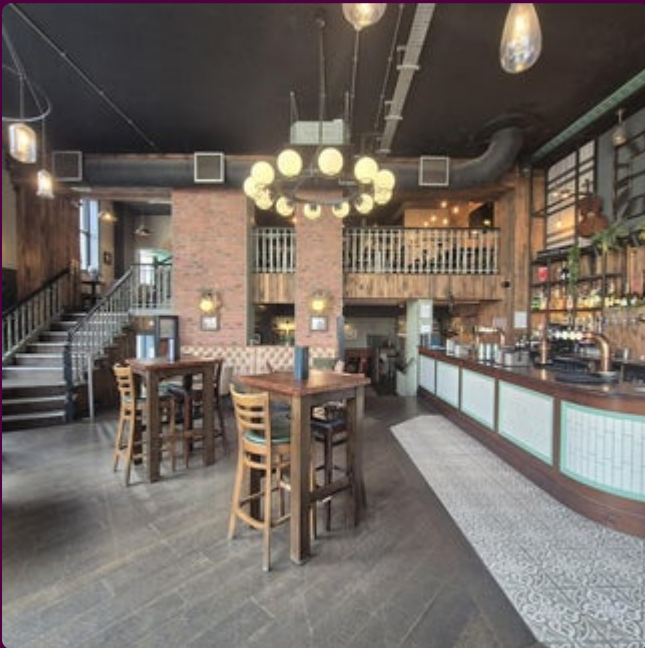
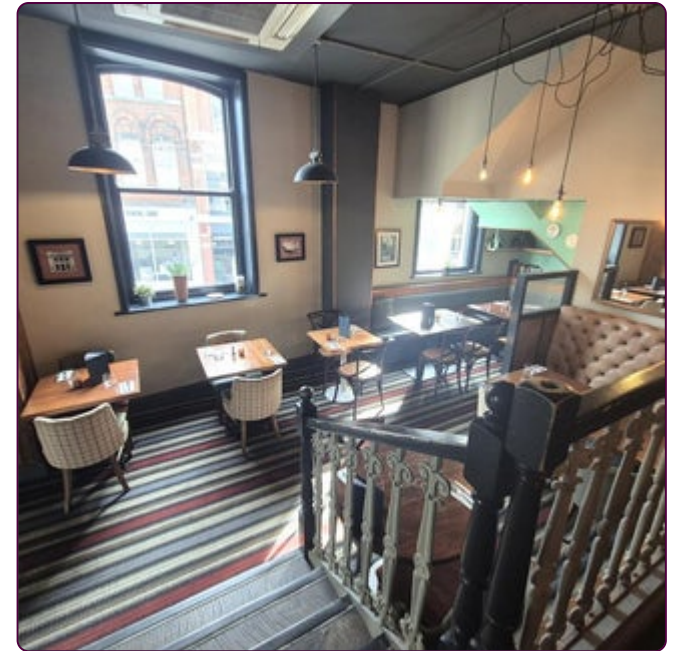
INTERNAL DETAILS

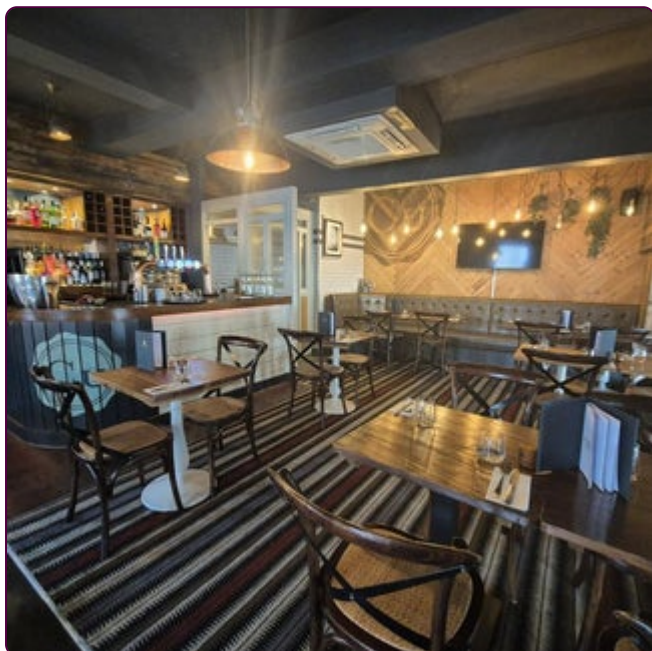
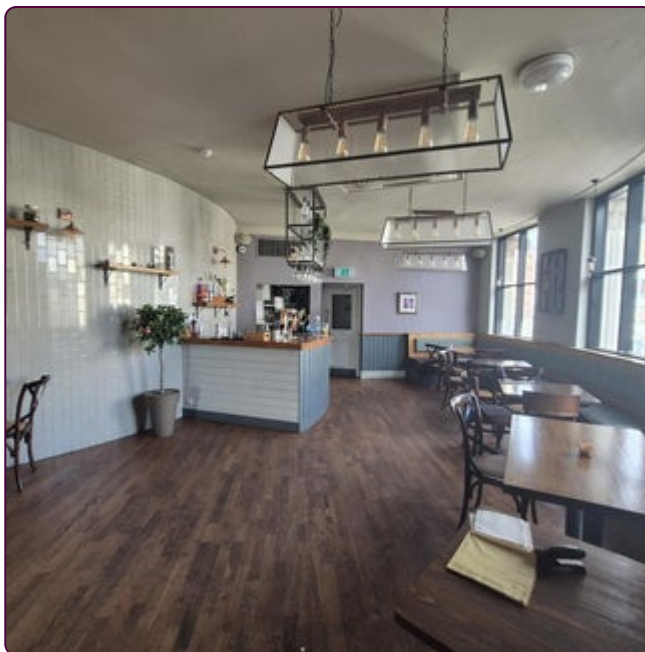
Public Trade Areas

- Ground floor bar with bar servery (30 covers)
- Upper mezzanine seating area with bar servery (40 covers)
- Lower mezzanine seating area (30 covers)
- First floor function room with bar servery (40 covers)

Additional Areas

- Ladies, gents and disabled WC's
- First floor catering kitchen
- Basement beer cellar
- Manager's office
- Large storage room





THE OPPORTUNITY

Copper is a brand known and loved by the local population, founded in 2015, taking over the old nightclub and offering beer, cocktails and wines, along with high quality food as an all-day venue. By 2019, there were four venues across the city, under its instantly recognisable branding.

The business focuses on the all-day trade, opening 7 days a week from 10am until late, catering for various customer bases through the day attracting a wide customer base. Offering a variable food and drinks menu covering brunch, lunch, tea and dinner. The function room is also regularly booked out for a wide range of requirements.

The location, plus overall size and flexibility of the trade spaces would suit a wide range of operators, from small local multi-unit operators, through to national operators looking to expand their geographic profile across the country.

STAFF

The business is operated by five full time and 11 part time staff as and when required. Full time staff include a General Manager, Assistant Manager and Head Chef.

TRADING INFORMATION

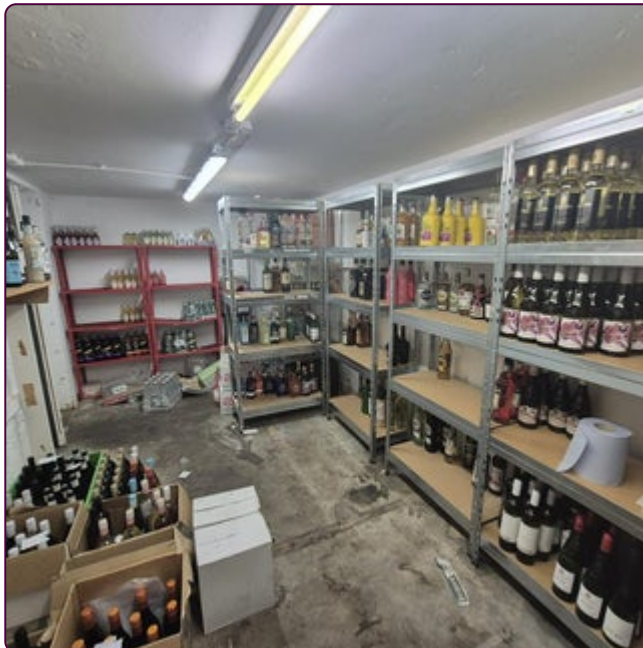
Trading accounts provided to us show for the financial year ending March 2024 a turnover of £697,000 net of VAT with a gross profit of 68%. The current trade split is approximately 60% wet sales and 40% food sales.

FIXTURES & FITTINGS

We have been informed the trade fixtures and fittings at present in the property will be included in the sale with the exception of any company branded items.

EXTERNAL DETAILS

- Side access from Upper Parliament St for deliveries and refuse.





OWNER'S ACCOMMODATION

Arranged on the second floor, there is managers accommodation in need of full refurbishment with one reception room, one bedroom and a bathroom.

TRADING HOURS

The business currently operates Monday and Tuesday 10am to 9pm, Wednesday and Thursday 10am to 11pm, Friday and Saturday 10am to midnight and Sunday 10am to 8pm.

TENURE

Freehold.

BUSINESS RATES

Rateable value £16,500 with effect from 1st April 2023.

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.

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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:



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