



## Moon & Bell

Ref: 5752370

Ward's End, Loughborough, LE11 3HA

Leasehold: Nil Premium, Annual Rent: Offers Invited

Prominent Central Town Centre Location

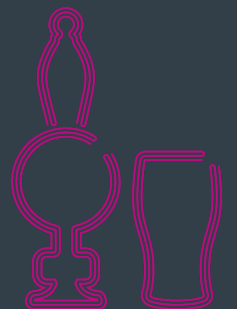
Large Internal Floor area

External Beer Terrace to the Rear

Owned for nearly 20 years

New Lease Offering - Rental Offer Invited

Previous JD Weatherspoon Venue. EPC Rating C







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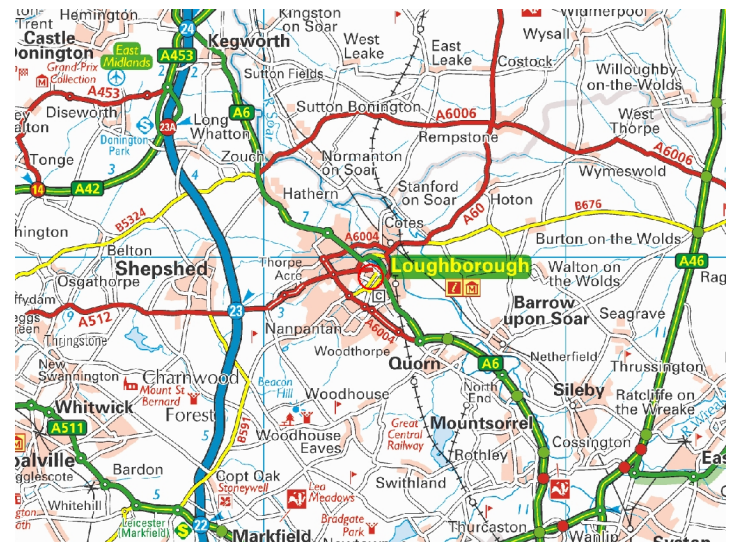
### Location

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

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### The Opportunity

The former Moon & Bell provides a fantastic opportunity to acquire 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.





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



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## Tenure

We are offering a New Lease, with full terms to be agreed.

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## Business Rates

The current rateable value is £66,000 as from 1st April 2023.

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## 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 (EPC's)  
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**DO NOT SCALE THIS DRAWING**

Drawing Key

Rev	Date	Amendments

**BakerLie**  
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 www.bakerlie.com

Project: Floor Plans

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

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





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## 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:

### Matt Hill

Broker - Pubs & Restaurants

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Nottingham



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.



For full information on Christie Insurance please call 03330 107189