

# MOON & BELL

WARD'S END · LOUGHBOROUGH · LE11 3HA

LEASEHOLD

LARGE PROMINENT PUBLIC HOUSE FOR  
SALE ON BEHALF OF JD WETHERSPOON





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- **Leasehold**
- **Busy town centre location**
- **Prominent main road frontage on Wards End**
- **Main external beer terrace to the rear and second to front**
- **Located within a core bar restaurant and leisure circuit**
- **Short distance to main retail core**
- **Current rent £85,500 per annum**
- **GIA - 831.6 Sq M (8,952 sq ft)**
- **[Google Street View Link](#)**

## LOCATION

Loughborough is an affluent and popular market and university town approximately 10 miles north of Leicester, 15 miles south of Nottingham and 20 miles south east of Derby. The area is well serviced by public transport with Loughborough Station providing regular services to Nottingham, Derby, Leicester and London.

## DESCRIPTION & ACCOMMODATION

The Moon & Bell occupies a very prominent position fronting Wards End. The surrounding area is predominately commercial with nearby occupiers including Mr Chans, Jam Garden, George Hall wine merchants, The Blacksmiths pub and Odeon cinema.

Ground Floor: Trading accommodation with bar servery to the side, and seating on loose tables and chairs and fixed booths. Ancillary accommodation includes a trade kitchen and storage.



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## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	347.7	3,743
Basement	Ancillary	27	291
First	Ancillary	274.6	2,956
Second	Ancillary	182.3	1,962
<b>Total</b>		<b>831.6</b>	<b>8,952</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Held on a lease expiring 6th October 2037 at a current rent of £85,500 per annum subject to an upwards only review on 7th October 2023. The lease benefits from a tenant break option on 7th October 2023.

## RATEABLE VALUE & EPC

2017 Rateable Value - £132,000

F-126.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 12:30 Sunday to Thursday and 01:00 on Friday and Saturday.



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## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

[jdwdisposals.co.uk](http://jdwdisposals.co.uk)



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