



Belong Bar & Restaurant

Leasehold

Offers in the Region of **£75,000**

Belong Bar & Restaurant, 7-9 Old Blacksmiths Yard, Derby, , DE1 3PD

AT A GLANCE

- Fantastic Contemporary Bar - Restaurant
- Excellent 'Cathedral Quarter' Location
- Fully Equipped Commercial Kitchen
- Outdoor Area
- Completely Refurbished Premises
- 15 Year Private Free of Tie lease
- Separate Two Storey Property



Viewing And Further Information

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PROPERTY

Belong is a premium bar-restaurant in the Cathedral Quarter of Derby. A brick built two storey property the venue benefits from a major refurbishment project has seen the building transformed into a modern, inviting and opulent space. The property has been refitted and refurbished throughout to create a fantastic contemporary bar-restaurant, with a total capacity for around 150. The wonderful trading space briefly comprises a doorway leading from Old Blacksmiths Yard, into the open-plan ground floor bar area, with large, tiled bar servery with exposed brick back-bar, timber flooring, part steel plated wall fixtures, wall and ceiling mounted lighting units and a range of contemporary table and chairs. The Snug Area is just off the main bar with easy chair seating and wooden flooring. Stairs to the first floor lead to an additional trading area, again boasting a warm, contemporary feel, with wooden flooring, exposed brick walls and feature wall mounted lighting. The refurbished Ladies and Gents W.C.s are also situated on the first floor.

The fully equipped commercial kitchen, with preparation area, is also situated over the first floor with an open 'pass'.

The lease also includes a separate two storey building on the other side of Old Blacksmith's Yard, comprising a ground floor store room with stairs to the first floor office.

To the exterior, the business benefits from a cobbled yard to the front providing a delightful outdoor space, with timber topped, metal framed seating and benches for approximately 24. A private yard used as a bin store is also located to the side of the premises.

PLANNING

The local authority is Derby City Council. We understand the property is not Listed but is situated within the Derby City Centre Conservation Area.

UTILITIES

We understand all mains services are connected.

FIXTURES & FITTINGS

All trade fixtures and fittings are included within the sale price.



THE BUSINESS

Following a complete refurbishment Belong commenced trading in October 2022. The business trades as a modern cocktail bar with a contemporary tapas and pizza menu and has enjoyed organic growth since reopening. Due to our clients' personal circumstances the business presently only trades two nights per week, but offers fantastic potential for a new operator to significantly increase the hours of operation.

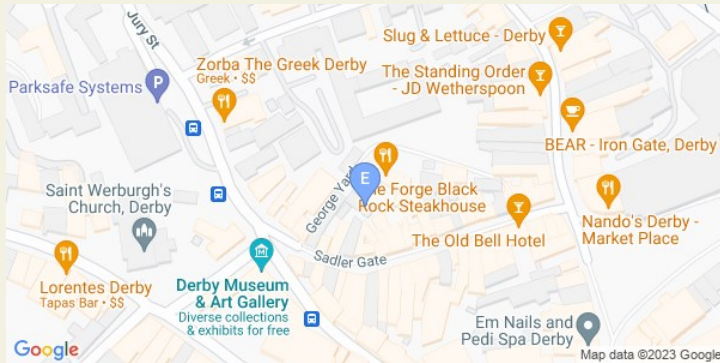
RATES & CHARGES

The current Rateable Value has been assessed at £12,750.

TENURE

The Property is let on a 15 Year FRI Lease from 2022 with an annual rent of £30,000. The rent is payable quarterly. The Lease is with the Landlord & Tenant Act 1954 and provides for Tenant only breaks every 5 years.



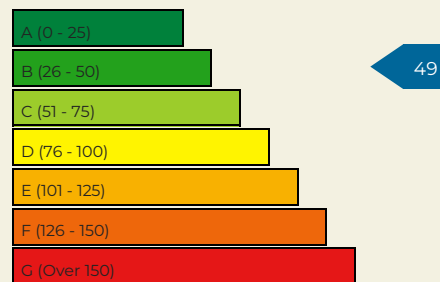


LOCATION

Belong boasts a prime central Derby location, situated within the ever-popular Old Blacksmiths Yard in the Cathedral Quarter area of the City. The area, once previously occupied by a farrier named Samuel Palfree housing several cottages, is now an integral part of the local nightlife. Situated just off Sadler Gate, the venue is located amongst Derby's most notable bars, pubs and restaurants and adjacent to the Market Place and close to the Derby Market Hall. Derby had a population of 248,700 at the 2011 census and is a centre for advanced transport manufacturing, being home to Rolls Royce, Bombardier Transportation and Toyota.



EPC



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