



The Black Swan

44 Market Place, Belper, Derbyshire, DE56 1FZ

Tenure: Freehold

Price: £425,000

Ref: 96055

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Three storey public house and restaurant
- Envidable location within Belper's Market Place
- 3 en suite letting bedrooms with scope to increase
- Open plan trade area (60) & front trade patio (30)
- Established business - Net turnover of £400k+
- Same owner since 2004 - Reluctant retirement sale

Location

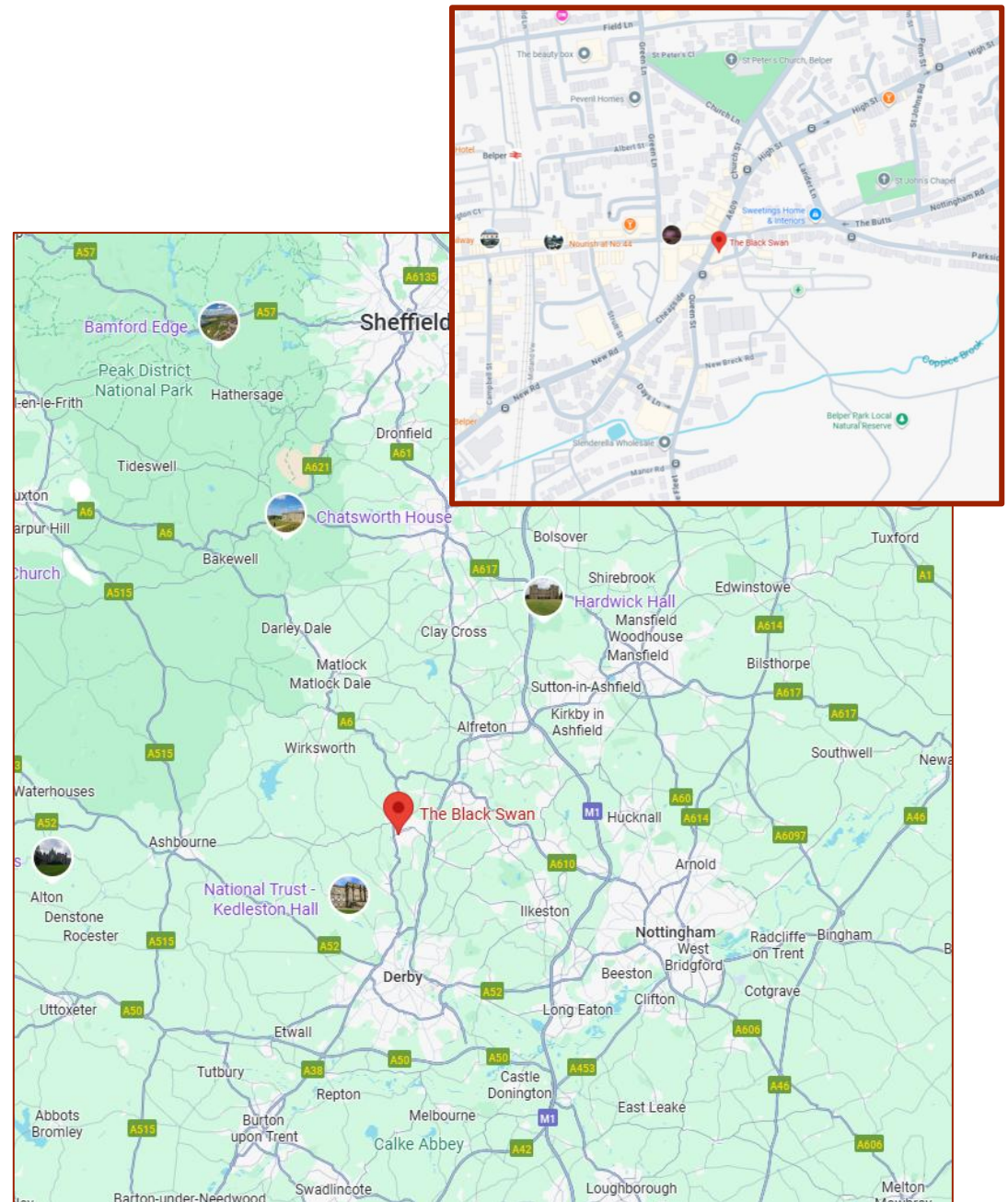
The Black Swan is located in the central Derbyshire market town of Belper. Belper is situated 9.4 miles north of Derby, 18 miles northwest of Nottingham and 10.9 miles southeast of Matlock and the Peak District.

The town benefits from various amenities such as multiple fuel and service stations, primary and secondary schools, large supermarkets and various independent retail stores. Notable landmarks found within the town include Derwent Valley Mills World Heritage Site which is home to Belper River Gardens (situated on the River Derwent) and Strutt's North Mill, an iron-framed, fireproof cotton spinning mill which was built in 1804 and is now a museum.

Belper has its own railway station which is located on the Midland Main Line from London St Pancras to Leeds via Derby. The station also sits on the Derwent Valley Line between Ambergate and Duffield. The nearest airport can be found 21.9 miles south at East Midlands International Airport.

The Property

The Black Swan occupies a three storey, semi detached building of part brick, part stone construction with part pitched pantile, part flat felt roof. Its front is located directly within the town's vibrant Market Place, whilst the busy A609 is to the rear of the building.



Trade Areas

Lower Ground Floor

Rear ENTRANCE HALL with staircase leading to the ground floor. The rear entrance hall also provides access to a fully-fitted COMMERCIAL KITCHEN with dumb waiter and entry to POT WASH and PREPARATION ROOMS. Open plan CELLAR. Separate BARREL DROP ROOM. BOTTLE STORE. LAUNDRY ROOM. Stairs leading down to an unused basement, historically used as a cellar. Side ENTRANCE HALL with BOILER ROOM, cleaning cupboard and an additional staircase leading to the first floor. The FORMER RESTAURANT (now utilised as a delivery room/storeroom) was previously set up as a dining space with seating for 30; this area still benefits from wooden flooring, a meter cupboard, a unisex TOILET and an entrance porch to the rear of the building which leads out to the A609.

Ground Floor

Front ENTRANCE PORCH from Market Place, providing entry to the open plan MAIN BAR which consists of three areas benefitting from combined seating for 60, part wooden, part industrial nonslip flooring, exposed feature stone walls, dumb waiter, wooden main bar servery with service kitchen behind, access to Ladies' and Gentlemen's toilets and an enclosed OFFICE with staircase to the first floor.

First Floor

TWO DOUBLE BEDROOMS, both with SHOWERS EN SUITE. SUITE/FAMILY ROOM comprising a sitting room (which can be made up as an additional bedroom) and a DOUBLE BEDROOM with dedicated DRESSING AREA and WET ROOM EN SUITE. STAFF ROOM with WC. OFFICE. UTILITY ROOM.

External

Front TRADE PATIO facing Market Place, with bench seating for 30.







The Business

Our client has owned and operated The Black Swan since April 2004 and now wishes to offer the property to the market in order to retire. The business is currently operated by our client alongside two full time and thirteen part time staff.

The Black Swan benefits from a sizeable amount of local custom and has a food menu made up of Tapas and traditional British classics which attract destination trade from further afield. The premises is also popular with moviegoers visiting Belper Ritz Cinema.

The three first floor letting bedrooms welcome a variety of guests including walkers and ramblers, holidaymakers and families visiting relatives in the area. The Black Swan is currently operated as a lifestyle business and, as such, the letting bedrooms are not advertised or marketed via any external booking sites. The property offers masses of potential for a new operator; they could reopen the lower ground floor restaurant (currently used as a storage space) and use it as either an additional trade area or as a separate retail unit (STPP). The reconfiguration of the first floor staff room and office into additional letting accommodation could also generate additional income.

The annual net turnover for the year ended 31 March 2025 stood at £410,319, resulting in a net profit of £45,579 with an adjusted net profit of £71,273. Further accounting detail will be made available to serious parties following a formal viewing.







Tenure & Price

FREEHOLD Asking Price £425,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A full Premises Licence is held permitting the sale of alcohol between the hours of:

Sunday to Thursday: 10:00-00:30.

Friday and Saturday: 10:00-01:30.

Opening Hours:

Sunday and Monday: closed.

Tuesday to Thursday: 16:00 – 22:30.

Friday and Saturday 12:00 – 22:30.

Services

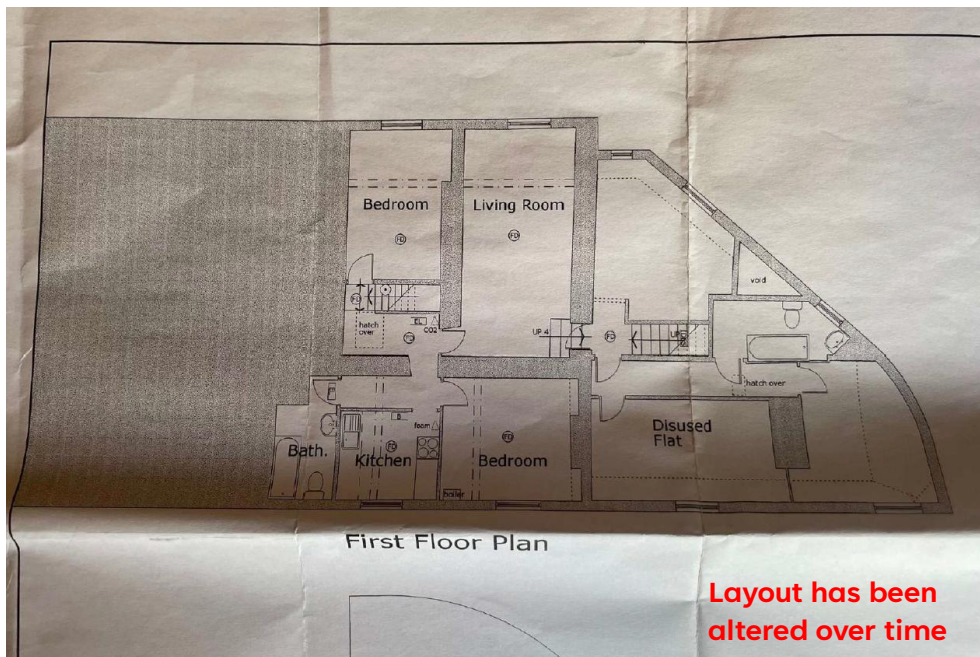
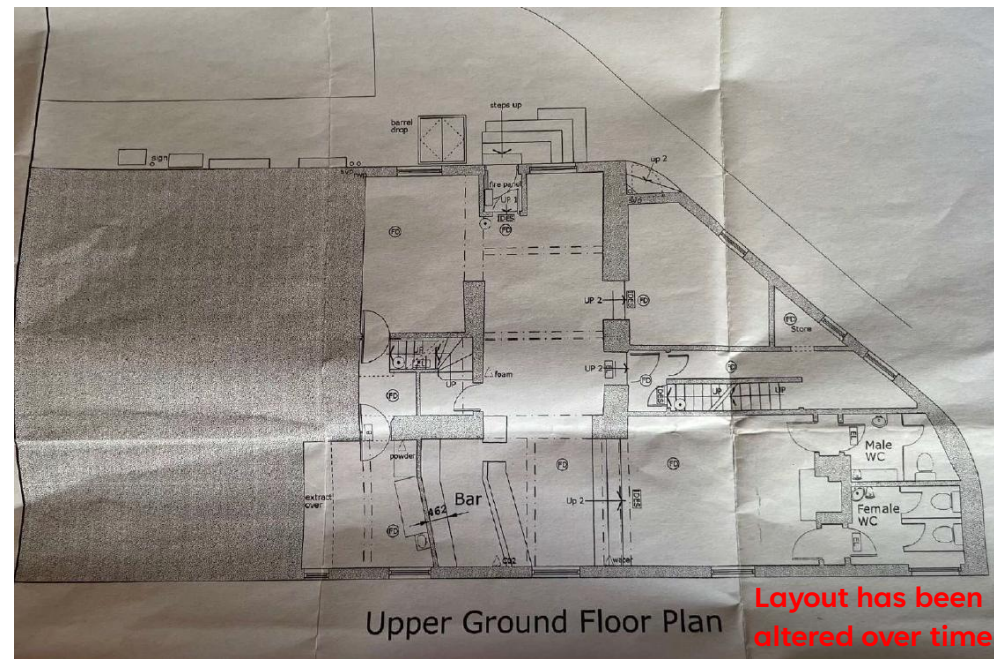
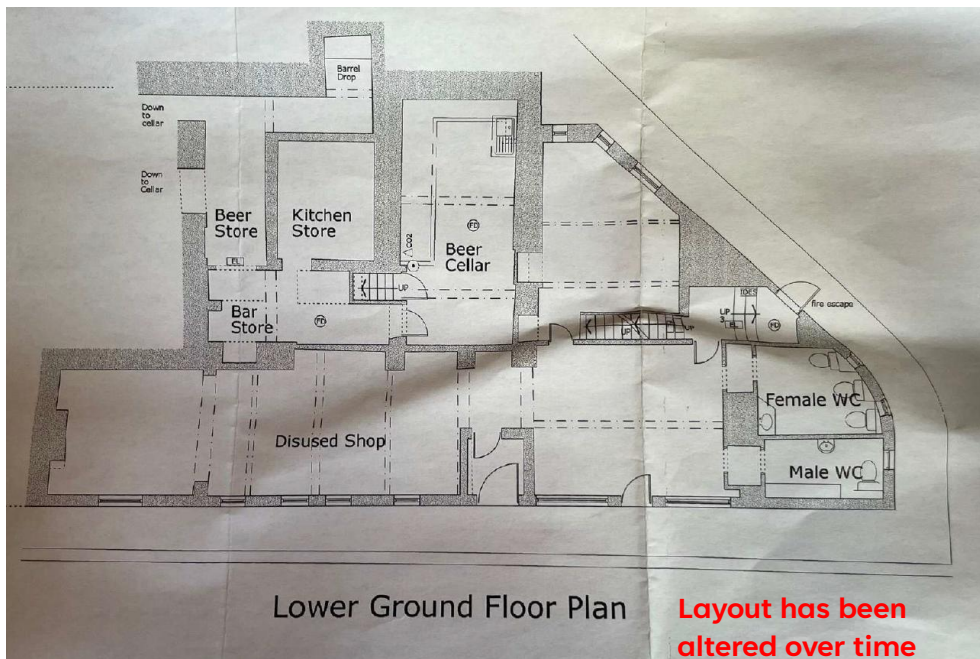
All mains services are connected. The property benefits from both fire and burglar alarms as well as a six camera CCTV security system.

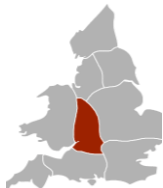
Rateable Value: £28,000 as at 01 April 2023 to present.

Rateable Value: £23,000 from 01 April 2026

Local Authority: Amber Valley Borough Council.

EPC Rating: TBC.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.