



THE BASEMENT

A SPACE FOR NEW
& EMERGING BRANDS

by SANKEYS

A NEW WAY OF DOING HOSPITALITY

Starting a hospitality business takes ambition, energy and a significant investment. For new and emerging brands, the cost of opening a restaurant can put that first step out of reach.

The Basement at 39 Mt Ephraim offers a different way in: a space to call your own, test your concept and build your following, without the major upfront costs of setting up independently.



THE FOUNDATIONS ARE HERE. MAKE IT YOUR OWN

At The Basement, you bring the concept. Sankeys provides the space, equipment and support to help you bring it to life. Your six to nine-month residency gives you a space to call your own, with the essentials taken care of – leaving you free to focus on the food and your guests.



HOW IT WORKS

YOUR BRAND – OUR BACKING

Sankeys provides the space, infrastructure and support, so you can concentrate on your product and your guests. From licensing to IT, our team is on hand to help you bring your brand to life.

YOUR GUESTS FEEL AT HOME

Tables, chairs, tableware and bathroom facilities, alongside point-of-sale software and hardware, booking systems, phone lines, broadband and a sound system. Everything you need to welcome your guests and keep service running smoothly.

YOUR AMBITION – OUR SUPPORT

Sankeys takes care of food hygiene registration, licences, waste collection, insurance and utility bills. The foundations are in place. The produce, the food and the guest experience are yours to make your own.

ROOM TO GROW

A six to nine-month residency gives you time to find your feet, refine your offer and discover what comes next. After that, the world is your oyster.

YOUR CRAFT – FULLY EQUIPPED

A fully fitted kitchen and bar, including an induction range, state-of-the-art combi ovens, refrigeration, a vacuum packing machine, Thermomix and all the cookware you need to get started.

WE SET THE STAGE – YOU BRING IT TO LIFE

The Basement gives you the foundations.
What makes it yours is the brand, the people,
the food and the feeling you create.

YOUR VISION. YOUR IDENTITY

Bring your brand and the personality behind it. From your menus to the way you tell your story, this is your opportunity to show guests who you are.

YOUR PEOPLE. YOUR ENERGY

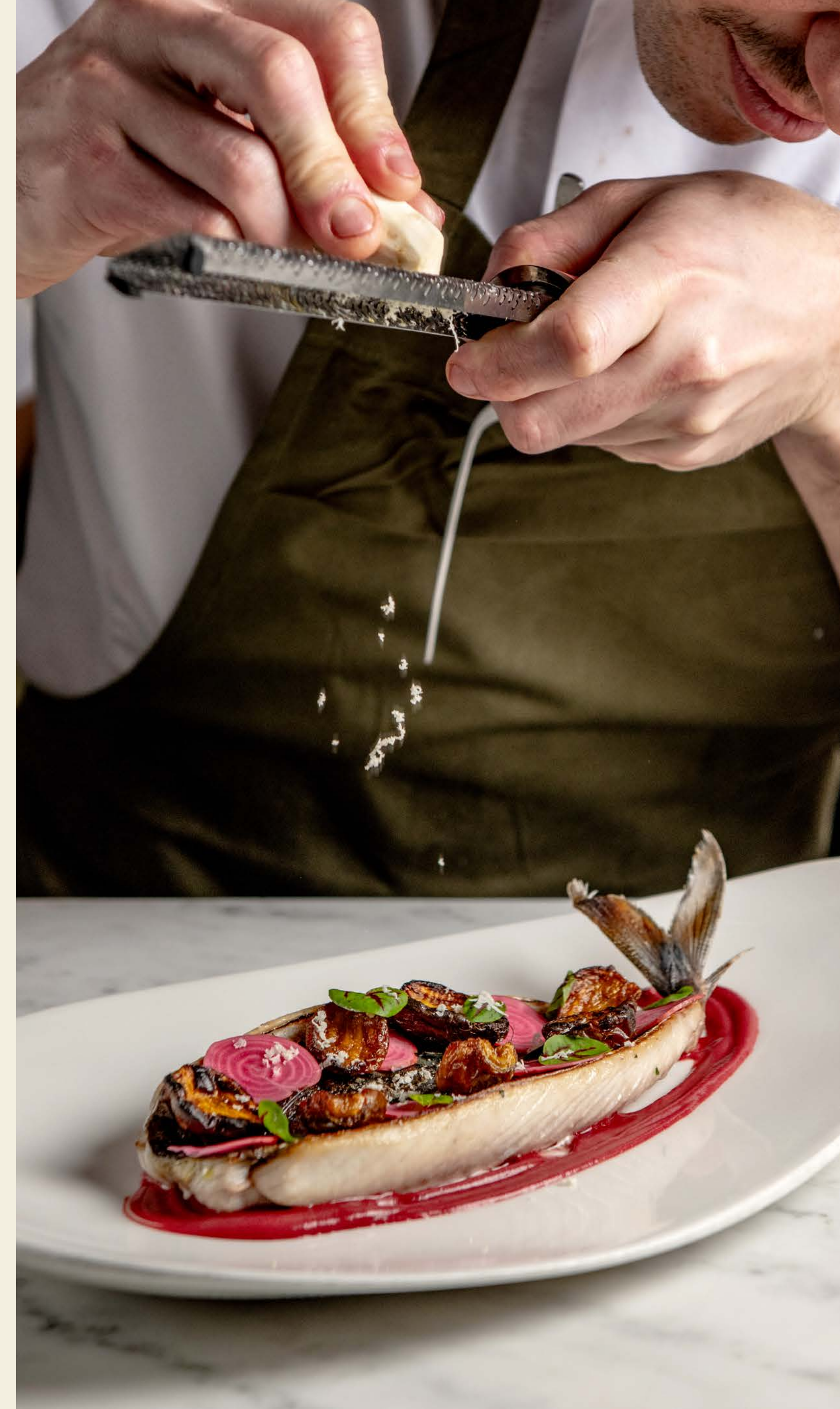
Bring the team who share your ambition and care about your guests. Their warmth, energy and attention to detail will set the tone for every service.

YOUR PRODUCT. YOUR PASSION

Bring the produce, the dishes and the drinks that define your concept. Create menus that reflect your ideas and give guests a reason to come back.

YOUR SPACE. YOUR SPIRIT

Bring the vibe that makes the experience yours. The atmosphere, the welcome and the little touches should all feel like your brand, brought to life.



CLEAR FOUNDATIONS — SHARED AMBITION

Our terms start with covering the costs of the space, then link an additional element of rent to your turnover.

THE ESSENTIALS. COVERED FIRST

The arrangement begins with the agreed fixed overheads, including the base rent. These cover the foundations that keep the space operational throughout your residency.

THE SPACE — CARED FOR TOGETHER

We agree responsibilities for equipment servicing, damage, repairs and renewals from the outset, so everyone understands their part in keeping The Basement ready for service.

YOUR PERFORMANCE SHAPES THE RENT

Once those costs are covered, an additional performance-related rent is based on turnover, linking this part of the arrangement to the level of business you generate.

The full terms are agreed before your residency begins, giving both sides a clear understanding of the costs and responsibilities.





THE BASEMENT

**ARE YOU READY TO BRING
YOUR BRAND TO LIFE?**

Get in touch to tell us about your
concept and explore a residency
at The Basement.

email: thebasement@sankeys.co.uk

by **SANKEYS**