

HALF MOON INN

THE STREET, RUSHALL, DISS

IP21 4QD



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

savills



BAR
FOOD
&
RESTAURANT
7 DAYS
A WEEK

Half Moon

Half Moon
COUNTRY PUB
WITH GARDEN &
ACCOMMODATION
Garden & Pub Area
OPEN ALL DAY

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Arnold Marsh Limited
- Property arranged over ground and first floors with additional accommodation comprising an antiques shop and six en-suite letting bedrooms
- Current rent of £45,427 per annum
- Lease expires July 2046
- The rent is subject to five yearly open market rent reviews and annual RPI increases subject to a collar of 2% and cap of 4%
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £510,000 (8.5% NIY)**

LOCATION

Located in the village of Rushall in the district of South Norfolk, 24.3 miles (39.2 kilometres) northeast of Bury St Edmunds and 16.2 miles (26.0 kilometres) south of Norwich.

The Half Moon Inn is situated in a rural area on Harleston Road which gives access to the A140 and nearby the 100th Bomber Group memorial and museum.

DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with brick elevations beneath a pitched tile roof. There is a detached L shaped accommodation block to the rear of the car park.



ACCOMMODATION

Ground Floor: The ground floor provides two interconnecting trading areas connected by the letting room reception area. The bar servery is located to the front of the property with a small trading area and further seating in the main dining area to the rear for 74 customers. Ancillary areas include a trade kitchen, cellar and customer WCs. To the right of the property is the managers accommodation which provides an office, WC, kitchen and living room, additionally there is a snug area that is used as a private dining room.

First Floor: The first floor comprises part of the managers house to the right elevation and includes three bedrooms and two bathrooms. A further two bedrooms are provided alongside a number of stores, boiler room and a WC.

Externally: There is an enclosed customer area to the side with seating on loose tables and chairs for 30 customers. Additional seating is provided to front elevation for 50 customers. Gravel parking to front, side and rear for approximately 40 vehicles.

Additional Accommodation: Two outbuildings are provided and comprise six en-suite letting bedrooms and an antiques shop.

TENURE

The property is held freehold (Title Number NK135130).

TENANCY

The entire property is let to Arnold Marsh Limited on a 25 year lease from 20 July 2021 at a current rent of £45,427 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 4%. A rent deposit of £10,946 is held by the landlord.

PLANNING

The property is not situated within a conservation area, however it is Grade II Listed.



VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

EPC

D-99

TERMS

We are instructed to invite offers in excess of £510,000 (8.5% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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