



The Half Moon

Ref: 5752379

42 Main Road, Grendon, Northampton, NN7 1JW

Leasehold: Nil Premium, Annual Rent: £26,750 plus VAT

A Traditional Thatched Village Pub

New Lease Available

Commercial Kitchen and Accommodation Over

Good Sized Beer Garden and Ample Car Parking

Readily Available

Ideally Positioned for Locals, Walkers or Passers By



The Half Moon is a family friendly pub well positioned to be an ideal stop for locals, walkers and passers by. The venue is ideally located and offers a wealth of charm and characterful features along with generous sized covered space and additional outside area to make the most of better weather days. The ground floor space includes a flexible lounge space for circa 60 plus covers which currently incorporates a coffee shop area and traditional lounge with a feature fireplace. There is also a commercial kitchen, plenty of storage and ladies and gents toilets. In addition, there is a good size managers accommodation to the first floor including 2 bedrooms, a large living room, fitted kitchen and bathroom. Outside there is a good-sized car park, beer garden to the side and rear, front aspect patio seating area and additional outbuildings which could be used to support additional income streams.

We are offering a new 7 year lease at a starting rent of £26,750 + VAT per annum with rent reviews. Viewing is highly recommended.



Location

The Half Moon is situated in the picturesque and affluent village of Grendon, Northamptonshire. The area is littered with a wealth of things to do and see including Grendon Lakes, a popular nearby camping and water sports facility, Summer Leys Nature Reserve, Sywell Country Park and Castle Ashby. The venue is located less than 10 miles from Northampton City Centre, 7 miles from Wellingborough and a short distance from the A45.



Fixtures, Fittings & Deposit

We require a one-off payment of £20,000 for the fixture and fittings. They are sold as seen and untested with no refund policy. There is a non-refundable holding deposit of £5,000 which will be applied towards the first month's rent upon lease signing. In addition, there is a damage deposit of £5,000.



Business Rates

Rateable value £6,500 from 1st April 2023.

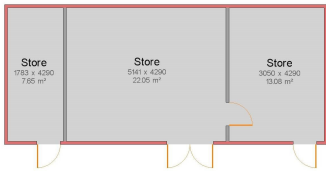
Regulatory

We understand the premises is fully licenced and free of tie.



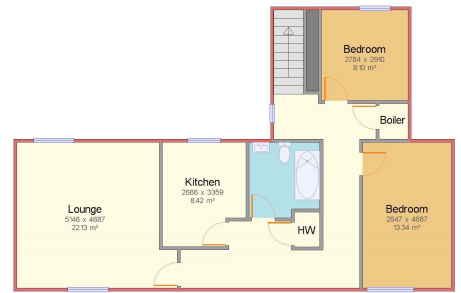


Gross internal area 21140 m² (22755 ft²)



Ground Floor

Gross internal area 8366 m² (9025 ft²)



1st Floor

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Grace Day

Business Agent

M:+44 7756 875 222

E:grace.day@christie.com

Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189