

Freehold Opportunity

£450,000

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THE HALF MOON INN

BELCHAMP ST. PAUL

Stunning Grade II listed pub with beautiful thatched roof, large beer garden, spacious customer car park, fully fitted commercial kitchen and cosy 2/3 bedroom private owners accommodation.

Belchamp St. Paul, Essex.

 01502 532 028

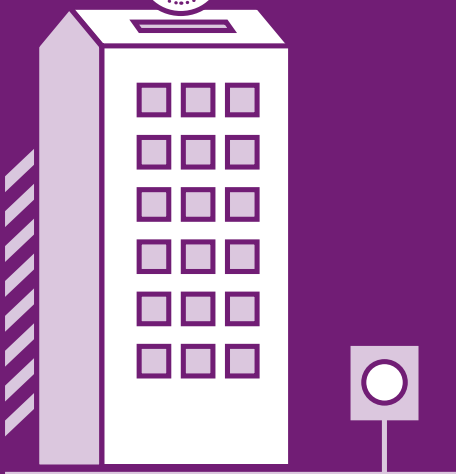
 jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



INVESTMENT SUMMARY

- 1.** Stunning grade II listed pub and private owners accommodation with over 400 years of history.
- 2.** Beautiful detached property with thatched roof, with breathtaking views from the front and rear of the property.
- 3.** Property includes large beer gardens, a spacious customer car park, fully fitted commercial kitchen, internal seating space for 60+ guests and many original features throughout.
- 4.** The private owners accommodation is 2/3 bedrooms, two doubles and one more potential single bedroom, with large living room and storage space which is perfect for owner/managers.
- 5.** Excellent local reputation, with healthy profits since the current owners took over and lots of potential to grow and generate more revenue. The business also benefits from £0.00 business rates.



DESCRIPTION



Welcome to Paul Hubbard Commercial's delightful offering - an enchanting Grade II listed thatched property, nestled in the heart of a picturesque Essex village green.

Prepare to be transported to a world of timeless charm and delightful features that will leave you captivated.

Step inside and be greeted by the warm embrace of exposed beams and natural elements that exude character and cosiness. The accommodation boasts two comfortable bedrooms, ensuring a restful retreat. At the rear, a generous car park and beautiful beer gardens await, inviting you to relax and unwind.

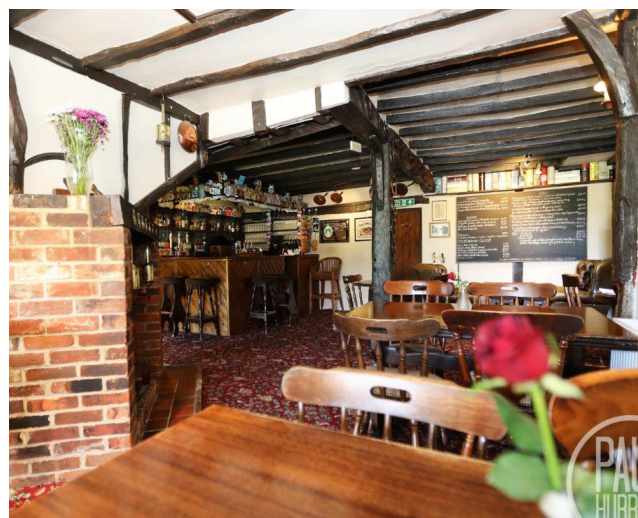
This pub is a true gem, with a rich history spanning over 400 years. The thatched main building showcases a perfect blend of public and ancillary spaces, while the private quarters offer stunning views of the village green through dormer windows.

The main bar area, complete with a charming brick fireplace and cosy log burner, can comfortably accommodate up to 40 guests. Seek solace in the snug alcove seating area or venture into the dining room, which can seat an additional 20 patrons. Ancillary areas include two kitchens, service areas, and a stairwell leading to the private quarters.

Outside, the front beer garden treats customers to breath-taking views of the village green, providing seating for over 40 guests.

The current owners have been running the pub for over 11 years, and are now looking to find a buyer who can continue the success which they have enjoyed since they took over, and allow them to move on to a new and exciting opportunity.

Accounts and other business related information are available upon request.



PROPERTY DESCRIPTION

Private Owners Accommodation.

Main Bedroom - Carpet flooring, UPVC double glazed window to rear aspect, radiator, large fitted triple wardrobe with fitted shelving space, door leading to landing.

Bathroom - Carpet flooring, UPVC double glazed window to side aspect, mains fed tiled shower, white ceramic hand wash basin with splashback tiles, white ceramic toilet, stainless steel towel rack, stainless steel toilet roll holder, wall mounted mirror and door leading to landing.

Kitchen/Bedroom - This room is currently being used as a first floor kitchen area, but could also be used as a third bedroom. Vinyl flooring, UPVC double glazed window to side aspect, laminate work surfaces with storage space beneath, door leading to landing.

Living Room - Carpet flooring, window to front aspect, part wallpaper, radiator and door leading to landing.

Bedroom 2 - Window to front aspect, exposed wooden floorboards, original cast iron fireplace, space for walk in wardrobe, radiator and door leading to landing.











RATES

Current rateable value:

£10,500

The pub is currently exempt from business rates due to being the only business in the village. For information on future business rates relief, please contact Braintree District Council.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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