

HALF MOON INN

Petersfield Road, Midhurst, GU29 9LL

FREEHOLD: £495,000 | REF: 3858329

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KEY HIGHLIGHTS

- Freehold West Sussex Pub
- Historically tenanted
- Bar & Restaurant (c.85), GIA:4,907ft2 (456m2)
- 4-bedrooms domestic accommodation
- Parking for 20 & rear brick storage barn
- Beautiful rear trade garden (c.60). Energy Rating: D



LOCATION

The Half Moon Inn occupies a prominent roadside position on Petersfield Road on the A272, just to the east of Midhurst town centre, giving excellent visibility to passing traffic. Midhurst sits at the heart of the South Downs National Park, a gateway town for walkers, cyclists and leisure visitors who come for the countryside.

The pub is well placed for major local draws. The Cowdray Estate and its Heritage Ruins, farm shop and summer polo season are close by and attract significant footfall throughout the season. Goodwood, with its racecourse, motor circuit and flagship events, is within easy driving distance via the A286.

The A272 links Midhurst to Petersfield is about ten miles to the west and to Petworth about seven miles to the east. The A286 runs to Haslemere about eight miles to the north and to Chichester about twelve miles to the south, placing much of West Sussex Hampshire and Surrey within easy reach.

Public transport is convenient with local buses serving nearby stops including The Half Moon on Petersfield Road. Mainline rail at Haslemere and Petersfield offers direct services to London Waterloo and Portsmouth.

DESCRIPTION

The Half Moon Inn is a Grade II Listed roadside pub briefly comprising a c bar for 10 covers, a bar lounge for around 25 covers, and a separate restaurant seating about 50.

The first floor above the trade areas provides four bedroom domestic accommodation. Externally there is parking for approximately 20 cars and a generous beer garden for about 60 covers, together with a rear brick barn and a wooden extension that offer valuable storage and could be developed into holiday lets, subject to any necessary consents associated with the listing and planning.

- The overall site extends to 0.807 acres (0.327 hectares)
- GIA: 4,907ft2 (456m2)

INTERNAL DETAILS

- Porch and vestibule entrances at the front and on the left-hand side of the pub
- Bar area with fireplace and bar servery (approx. 10 covers)
- Bar lounge seating (approx. 25 covers) with servery
- L-shaped restaurant (approx. 50 covers) with bar servery
- Ladies', Gents' and unisex WCs
- Ground-floor cellar and storage area
- Commercial kitchen with prep and pot-wash area, plus walk-in fridge/freezer
- Large office

OWNER'S ACCOMMODATION

Arranged over the first floor and accessed via a staircase behind the bar, the domestic accommodation comprises four bedrooms, a kitchen, a bathroom and a living room.

EXTERNAL DETAILS

To the rear, a beer garden for approximately 60 covers includes a barbecue and pizza oven area. A side gravelled trade area provides picnic bench seating and a historic servery area. At the rear, a brick barn is used for storage, with an attached wooden shed used as a wood store. To the front of the property there is parking for 20 cars.

THE OPPORTUNITY

The Half Moon Inn offers an attractive opportunity to acquire a freehold pub with vacant possession. Buyers can unlock further value by converting the rear brick building currently used as a store into letting rooms or holiday accommodation, subject to planning consent, and by refurbishing the commercial kitchen and preparation areas to launch a strong food offering with a dedicated carvery area.

The external gardens also present scope for enhancement by opening up the existing concreted section, which already benefits from a barbecue and pizza oven, while the covered area lends itself to an outside bar.

FIXTURES & FITTINGS

All in-situ trade fixtures and fittings are included in in the sales price and will be apportioned accordingly. No inventory will be provided as the property is sold as seen.





SERVICES

Drainage	Mains
Gas	Mains
Water	Mains
Electricity	Mains
Heating	Gas central heating & fireplaces



STAFF

The business is closed. TUPE will not apply.

TRADING INFORMATION

No trading information is provided as part of the sale.

TRADING HOURS

The business is currently closed.

TENURE

The freehold will be sold with vacant possession on completion. A tenancy at will (TAW) is currently in place.

BUSINESS RATES

The Rateable Value, as per the April 2026 Ratings List, is £15,000. Confirmation of the actual rates payable should be sought from the Local Authority.

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).

VAT will be payable, in addition, at the prevailing rate. Normally 90% of the gross purchase price, however, we advise that any perspective purchaser consults an accountant.

Use Classes	
Description	Class
Leisure - Applicable to recreational sites and enterprises	Sui Generis

PLANNING PERMISSIONS

Year	Reference	Description
2019	SDNP/19/03288/FUL - REFUSED	Retrospective change of use of public house ancillary storage area to car wash.
2005	05/02048/LBC - GRANTED	Repaint external stonework, window frames, door frames and doors.








THE
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DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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:



RICHARD WOOD
Regional Director – Pubs & Restaurants
T: +44 7778 880 583
E: richard.wood@christie.com

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