THE FULL MOON INN

Main Street, Morton, nr Southwell, NG25 0UT

FREEHOLD: £875,000 | REF: 5752413

CHRISTIE & CO

Regulated by RICS

christie.com

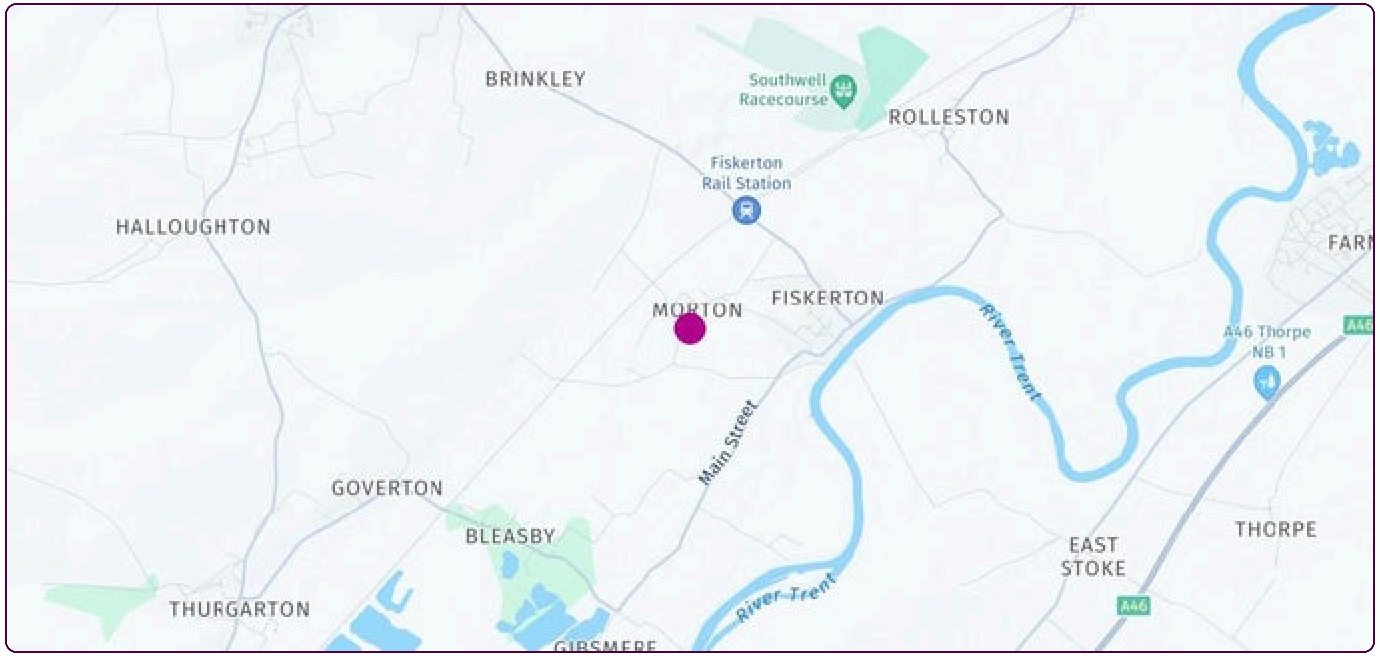
KEY HIGHLIGHTS

- Well established country freehouse
- Affluent village location
- Strong reputation as destination venue
- Around 85 internal covers
- Turnover of £870,038
- Nr 0.5 acre plot with welcoming beer garden | Energy rating C

LOCATION

The Full Moon Inn occupies a prominent position on Main Street within the attractive Nottinghamshire village of Morton, located close to the historic market town of Southwell. The village is surrounded by open countryside and lies close to the River Trent, supporting strong local and visitor trade.

The property benefits from good accessibility to Newark, Southwell and Nottingham and is well positioned to attract walkers, cyclists and destination diners seeking a high quality country pub experience.



INTERNAL DETAILS

The internal trading areas is arranged over a series of characterful and versatile trading areas, including a welcoming central bar, well presented dining areas suitable for casual & occasional dining, as well as private functions, a fully equipped commercial kitchen and customer WCs.

LETTING ACCOMMODATION

The pub benefits from a double guest bedroom with en-suite facilities, providing supplementary letting potential.

OWNER'S ACCOMMODATION

The property includes owners / managers accommodation comprising a three bedroom managers flat.

DESCRIPTION

The Full Moon Inn is a well presented and characterful village pub operating as a food led freehouse. The business has been carefully developed with an emphasis on high quality British cuisine using seasonal and locally sourced produce, offered within a welcoming and informal environment.

The pub is well regarded as both a village local and a destination dining venue, benefitting from strong word of mouth, repeat custom and excellent online reviews.

EXTERNAL DETAILS

The property sits on a generous plot, providing a wonderfully tranquil beer garden. The beer garden sits partly under a large awning with casual seating. further picnic benches are dotted around the lawn and there is a childs play park emphasising the family appeal to the pub.

Various outbuildings provide additional storage.

The owners have previously explored extending the pub, with a positive pre-app process, but no further progression to formal planning.

THE OPPORTUNITY

The Full Moon Inn represents a rare opportunity to acquire a proven, food led country freehouse with a strong trading reputation in an affluent part of Nottinghamshire.

There is scope to further develop the business through expanded events, private dining and continued promotion of its destination dining offer.

Additional opportunity through a rear extension would also increase internal covers and improve year round trade. The owners have a favourable recent Pre-app enquiry.

FIXTURES & FITTINGS

Fixtures and fittings are included in the sale.

STAFF

A staff list will be provided to serious parties.

TRADING INFORMATION

Turnover - £870,038

EBITDA - £96,596

Trade Split - 62% dry, 37% wet, 1% other

TRADING HOURS

Monday – Thursday

11:00am – 10:00pm

Friday – Saturday

10:30am – 10:30pm

Sunday

11:00am – 7:00pm

TENURE

Freehold

BUSINESS RATES

Current Rateable Value - £49,000 - 1st April 2026

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

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONTACT

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

JONTY GREEN
Business Agent
T: +44 7715 806 592
E: jonty.green@christie.com

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.

CHRISTIE & CO