



The Half Moon

42 Main Road, Grendon
Northampton
NN7 1JW

Leasehold: Nil Premium
Annual Rent: £24,000 plus VAT

Ref: 5752379

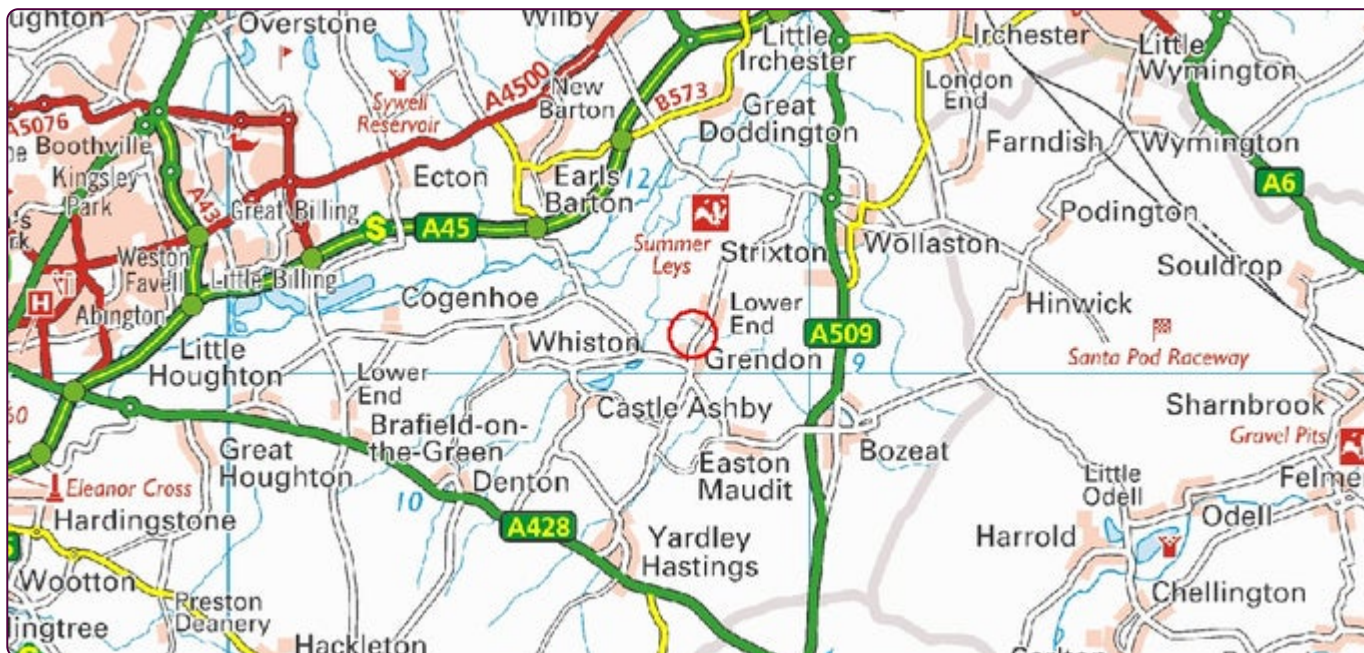
KEY HIGHLIGHTS

- A traditional thatched village pub
- New lease available
- Commercial kitchen and accommodation
- Good sized beer garden and ample car parking
- Readily available
- Ideally positioned for locals, walkers or passers-by



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.





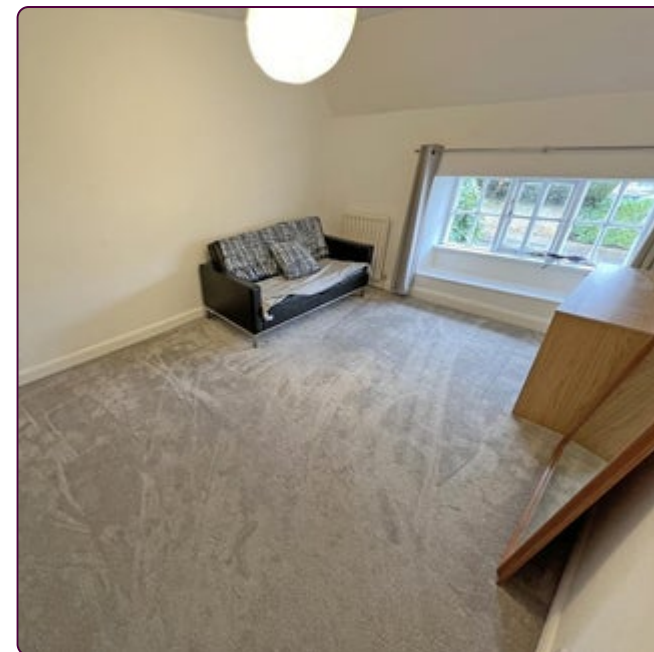
THE OPPORTUNITY

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 WC's. In addition, there is a good size managers accommodation to the first floor including two 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 seven year lease at a starting rent of £24,000 + VAT per annum with rent reviews. Viewing is highly recommended.

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.





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

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CONTACT

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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:



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