



The Half Moon

High Street, Ripley, Surrey, GU23 6AN

Freehold £750,000

- Highly desirable village location near Woking
- Modernised character property
- Open plan bar (44)
- Six letting bedrooms
- One bedroom manager's accommodation
- Profitable business with vast potential to grow

Ref:14594

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SP **Sidney
Phillips**



LOCATION

The Half Moon is situated in the highly desirable Surrey village of Ripley, approximately 6 miles south-east of Woking. Being in the London Greenbelt, Ripley is surrounded by luscious countryside and very much retains a country feel. The area is well utilised by walkers, cyclists and day trippers who visit nearby attractions including RHS Garden Wisley, Dunsborough Park, Woking Palace and Newark Lock and Priory.

The village lies a stone's throw from the A3, a vital arterial trunk road running between Portsmouth and London via Guildford. The village is conveniently situated a short drive from the M25 and as a result, is one of the most desirable residential locations for those working in West and Central London.

The Half Moon is a prominent two-storey mid-terrace public house, of red brick construction under a pitched tile roof. Despite its character, the property is not a listed building. It has been tastefully modernised in recent years to a high standard throughout.

TRADE AREAS

- BAR: A horseshoe shaped trade space with stripped wood flooring, exposed brickwork, seating for 38 and a further 7 sat at the bar.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- OFFICE.
- TRADE KITCHEN: With six-burner range cooker, convection oven, microwave, two double deep fat fryers and salamander.
- BASEMENT CELLAR.

OWNERS ACCOMMODATION

Located at second floor level is the manager's accommodation comprising:

- DOUBLE BEDROOM: With EN SUITE BATHROOM.
- DRESSING AREA.

LETTING ACCOMMODATION

Located at ground floor:

- DOUBLE BEDROOM with EN SUITE SHOWER.

At first floor:

- DOUBLE BEDROOM with EN SUITE SHOWER.
- THREE TWIN BEDROOMS with EN SUITE SHOWERS.
- SHOWER and WC.

At second floor:

- TWIN BEDROOM.

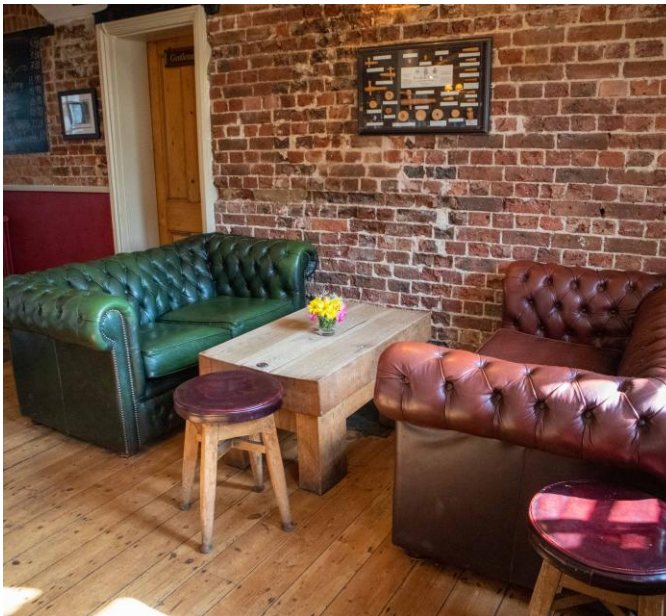
EXTERNAL

- SMOKING AREA.
- FREEZER STORE.
- LOG STORE.

THE BUSINESS

The Half Moon has operated under its current tenure for the past 31 years and has become a well-known and popular public house. It enjoys not only local trade but also from those passing through and visiting the area. At present, it offers a classic British pub food offering, however this is run to suit the lifestyle of the owner and could greatly be pushed by a new operator. There is also potential to extend the opening hours.

Trade profit and loss accounts for the period 1st May 2022 to 31st March 2024 show a net turnover of £477,740, generating a gross profit of 61.4% and an adjusted net profit of £175,949. Further accounting details can be made available following a formal viewing.



TENURE & PRICE

FREEHOLD £750,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

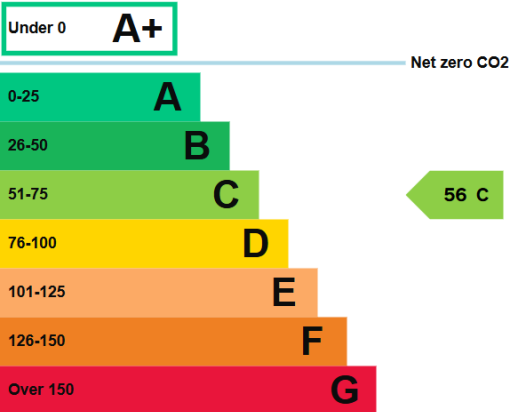
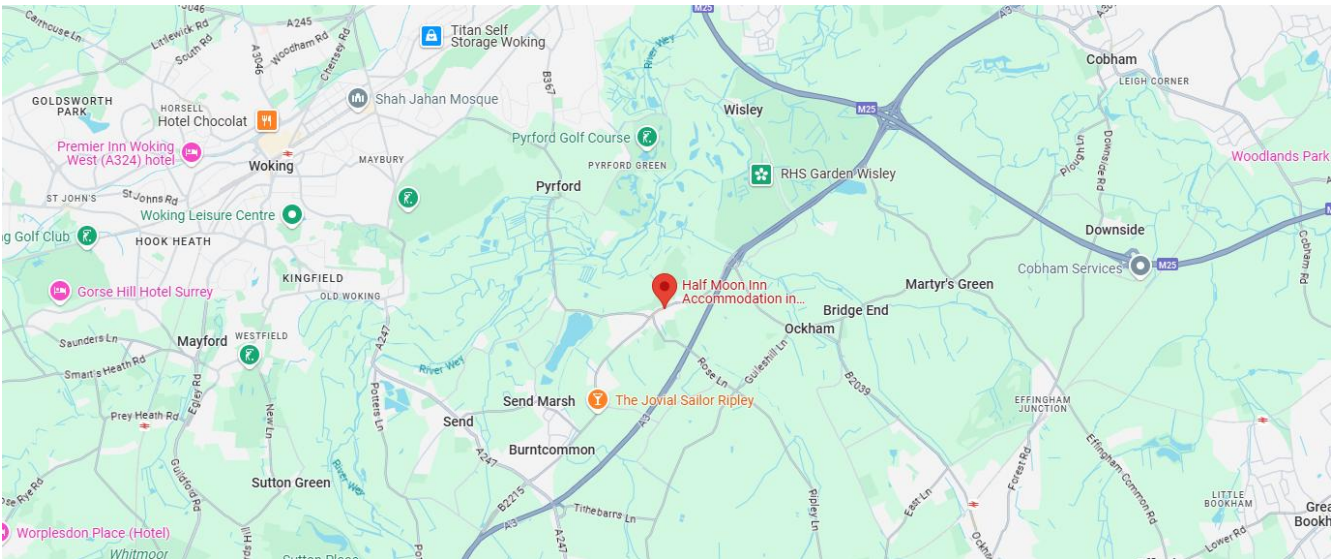
Viewing strictly by appointment only.

LICENCES

A full Premises Licence is held.

SERVICES

All mains services are connected.
Local Authority: Guildford District Council
Rateable Value: £8,100



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