



The Half Moon

Ditchling Road, Plumpton, Lewes, East Sussex, BN7 3AF

Leasehold £40,000

- Idyllic country position near Lewes
- Character brick and flint built public house
- Four trade areas (56)
- Large trade patio (130)
- Extensive trade gardens with mini golf course
- Two bedroom accommodation

Ref: 95140

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SP Sidney
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LOCATION

The Half Moon is situated in the East Sussex village of Plumpton, approximately 5 miles north-west of Lewes. The village lies at the foot of the South Downs close to Plumpton Agricultural College. The area provides a number of attractions including the South Downs National Park, Plumpton Racecourse, the University of Brighton, the University of Sussex and the Amex Stadium, home of the premiership team of Brighton & Hove Albion.

The village lies a short distance from the A27, a vital arterial road which connects the major conurbations of Eastbourne, Brighton and Worthing to Portsmouth and Southampton. Nearby Plumpton railway station provides Southern services to Brighton, Lewes and London Victoria (via Gatwick Airport).

The Half Moon is a two storey Grade II listed public house, of brick and flint construction under a pitched slate roof. The property is understood to date from the early 19th century and has been well maintained during its current ownership.

TRADE AREAS

- FRONT BAR: With stripped wood flooring, fireplace and seating for 12.
- SNUG/FRONT DINING: With seating for 11.
- REAR DINING ROOM: With seating for 16.
- DINING ROOM: With a combination of flagstone and stripped wood flooring and seating for 17.
- LADIES' TOILETS.
- GENTLEMEN'S TOILETS.
- TRADE KITCHEN: Fully equipped with a range of commercial units including 6 burner range cooker, solid top range cooker, convection oven, double deep fat fryer, undercounter fridges and commercial pass through dishwasher.
- BASEMENT CELLAR.

OWNERS ACCOMMODATION

Located at first floor and comprising:

- LIVING ROOM.
- KITCHEN.
- BATHROOM.
- SHOWER and WC ROOM.

- TWO DOUBLE BEDROOMS.

EXTERNAL

- FRONT PATIO: With seating for 30.
- REAR PATIO AND DECKING: With seating for 130.
- EXTENSIVE GARDEN: With children's playframe, mini golf course and outside bar.
- OPEN FIELDS: Also used for overflow parking.
- CAR PARK: With space for 40-45 vehicles.
- YARD: with Walk-in chiller.
- OUTBUILDING STORAGE.

THE BUSINESS

The Half Moon operates as a destination food-led public house which draws in custom from the surrounding towns and villages as well as those visiting the nearby National Park and Racecourse. The business is run under management.

It is our understanding that gross turnover stands in the region of £620,000 per annum. Further accounting details can be made available following a formal viewing.

The Half Moon would suit a hands on owner operator or chef patron who could further drive the local produce food offering as well as lowering wage costs.



TENURE & PRICE

LEASEHOLD £40,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Half Moon is held on a full repairing and insuring lease agreement from Wellington Pub Company, for a term of twenty years commencing 1st April 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £57,000 per annum paid quarterly in advance, subject to five yearly rent reviews. The lease is free of all trade ties.

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

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

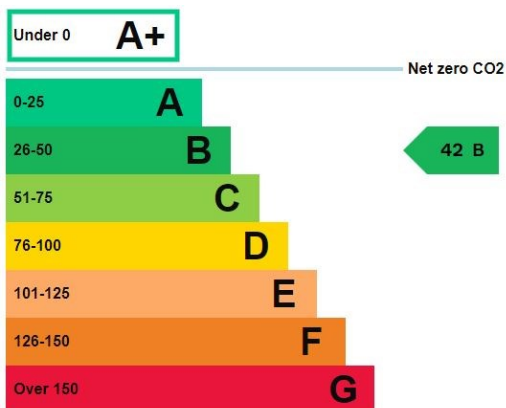
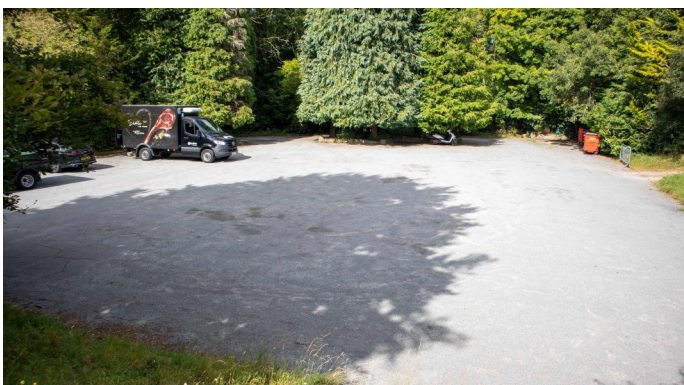
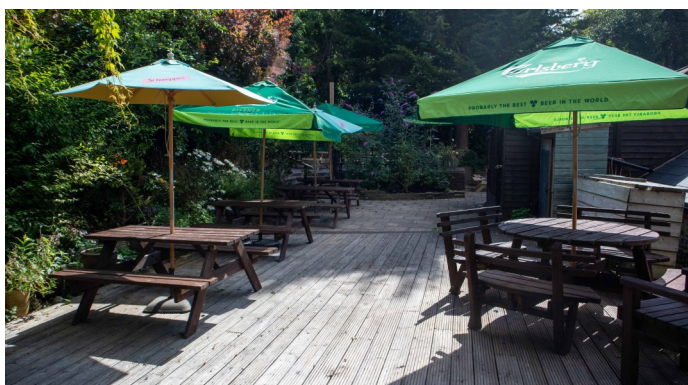
SERVICES

Mains water, electricity and drainage are connected.

Fuel is via LPG.

Local Authority: Lewes District Council

Rateable Value as at 01 April 2023: £38,500



BUSINESS MORTGAGES

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EPC Reference: 2415-4012-0601-0300-3625

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