

Half Moon

Walton



303 High Street, Walton, Nr Felixstowe, Suffolk IP11 9QL

ADNAMS.
SOUTHWOLD

The words quirky, welcoming and intellectually stimulating could all be applied to the atmosphere



The Half Moon is a little gem of a pub situated in Walton, on the outskirts of Felixstowe. The words quirky, welcoming and intellectually stimulating could all be applied to the atmosphere, particularly on a Friday night when the buzz of contented customers can be heard floating along Walton's High Street.

Seen by many as a haven from the stress and strain of everyday life, The Half Moon has won a range of awards from The Evening Star's Best Felixstowe Pub through to Best Suffolk Landlord, Best Suffolk Town Pub and Best Pub Hanging Baskets.

Although the pub does not currently serve food, there is a small catering kitchen which could be utilised particularly at lunch time. Regular events include darts, cribbage, quiz nights, rugby on TV with bring your own food, annual inter-pub cricket and fundraising events.

LOCAL AREA

Felixstowe, an internationally known port and a town of about 30,000 inhabitants, is c1½ miles away, with Ipswich and direct links to London 11 miles. The Parish of Walton is ideally placed between the town of Felixstowe and all its facilities, and the pretty parish of Trimley St Mary.

TRADE AREA

- Public Bar
- Lounge Bar
- Snug Area
- Ladies & Gents Toilets
- Kitchen
- Bottle Store
- Cellar
- Various Outbuildings
- Trade Garden
- Car Park

PRIVATE ACCOMMODATION

- 2 double bedrooms
- Office/Bedroom 3
- Living Room
- Kitchen
- Bathroom
- Separate Toilet

AVAILABILITY

By mutual agreement May 2012



FIGURES

| Trade | | MAT | 2009 | 2008 | 2007 |
|--------------|---------------|---------------|---------------|---------------|---------------|
| Own Beer | (Brls) | 110.00 | 76.61 | 69.66 | 85.00 |
| Foreign Beer | (Brls) | 74.77 | 118.60 | 131.21 | 112.31 |
| Total | (Brls) | 184.77 | 195.21 | 200.87 | 197.31 |
| Spirits | (Ltrs) | 191.150 | 200.600 | 233.650 | 257.000 |
| Wines | (Ltrs) | 760.500 | 653.999 | 751.499 | 738.000 |
| Minerals | (Ltrs) | 1619.115 | 1930.445 | 1846.130 | 1897.295 |

INGOING

| | |
|------------------------------|--------------------------------------|
| Security Deposit | £6,000 |
| Inventory | c£12,000 (est. subject to valuation) |
| Stock & Glassware | At valuation on day of change |
| Training | £625 |
| Working Capital | £3,000 (est.) |
| Fees | £2,000 (est.) |
| Total Ingoing Circa | c£23,625 |

OUTGOING

| | |
|------------------------------|---------------------------|
| Rent | £20,000 per annum |
| Rateable Value | £11,250 - c£4,871 payable |
| Council Tax | (Band A) |
| Insurance (Buildings) | c£741 |

VIEWINGS

All viewings are strictly by appointment with the outgoing tenant, Patrick Wroe, on 01394 216009 or 07865 064 822.

DATE OF CHANGE

May 2012



AGREEMENT DETAILS

- Initial two-year Probationary Tenancy Agreement contracted outside Landlord and Tenant Act
- Subsequent Agreement fully protected under the Landlord and Tenant Act with a triennial rent review
- Rent paid fortnightly in advance
- Rent and Trading account paid separately by direct debit
- Full Tie for wet stock
- Prospective tenants will be required to produce a detailed Business Plan
- The local Enterprise Agency will assist with Business Plans and Cash Flow projections - usually free of charge

TRAINING

Adnams Publican Induction Training is a five day mandatory course providing successful delegates with three nationally recognised qualifications.

- BII Award in Beer and Cellar Quality
- CIEH Food Safety in Catering
- BII Licensed Retail Operations

The course content covers beer quality and cellar procedures, food safety, financial practices, merchandising, marketing, health and safety, employment law plus a greater understanding into the ethos of Adnams as a Business Partner.

Contact the tied estate pubs team

For further details on the Half Moon or for general information on tenancies with Adnams, please contact:

Teresa Holman

Area Manager
07787 151387

Sadie Lofthouse

Human Resources Advisor
01502 727200

Tracey Smith

Property Maintenance Manager
01502 727250

To register your interest please send your application, including business plan, to Teresa Holman as soon as possible.

no two Adnams pubs are alike

Historic village pubs sitting at the heart of the local community. Vibrant, contemporary urban bars. Welcoming country inn renowned for their food offering and attractive accommodation, Bustling, roadside characterful taverns. Varying in size and style, across Suffolk, Norfolk, Essex, Cambridgeshire and London, you'll soon discover that no two Adnams pubs are the same.

Except that is for the exceptional quality across our range of premium Adnams beers. Except for the relaxed, friendly atmosphere our pubs offer.

Except for our unique heritage inter-woven into Southwold's history for over 660 years. Except for the outstanding levels of customer service and support offered to all our tenants.

Running an Adnams pub is a terrific challenge, but equally a wonderfully satisfying opportunity. We look upon our leasees as partners in our business and believe our successful Tenants are committed to the quality and character of the Adnams Brand, serving customers with care and enthusiasm.

