QUEENS HEAD

2 High Street, Foulsham, Dereham, Norfolk, NR20 5AD

LEASEHOLD: NIL PREMIUM   ANNUAL RENT: £35,000 PLUS VAT | REF: 1456983

KEY HIGHLIGHTS

- Character Village Pub
- Bar, Restaurant & Function room
- 100+cover Garden & Campsite
- Leasehold, Rent £35,000+VAT pa
- 3/4 bedroom accommodation
- Customer car park. Energy rating D

DESCRIPTION

The Queens Head occupies a 17th-Century period building situated at 2 High Street, Foulsham, reflecting the traditional architectural character of a historic rural village pub. The property retains features typical of its age, including a cosy interior centred around an open fireplace, which contributes to its historic charm. Internally, the building incorporates a pool room/function room, alongside multiple seating areas designed for dining and drinking. Externally, the site includes a courtyard area and an adjacent field formerly used for glamping, forming part of the wider property footprint.

LOCATION

Foulsham is a small, historic Norfolk village of around 1,000 residents, well-placed between the larger towns of Dereham (7–10 miles) and Norwich (16–20 miles), which offer wider amenities and mainline rail connections to major UK cities. Within the village, the Queens Head occupies a central position on High Street, making it easily accessible to local residents and forming part of the traditional village core.

INTERNAL DETAILS

Entrance into traditional bar, snug, small restaurant, open fireplaces, hallway to pool/function room with doors to courtyard garden. Commercial fitted kitchen. Uplands cellar and customer toilets.

First floor: Staff accommodation comprising three/four bedrooms with bathroom.

FIXTURES & FITTINGS

All fixtures and fittings to be included with the sale.

LETTING ACCOMMODATION

There is an unused first floor room above the rear function room that has separate access and Subject to Planning may be suitable for trade purposes / letting accommodation.

EXTERNAL DETAILS

The property benefits from a courtyard garden directly to the rear, together with a customer car park for approximately 10 cars. This opens out onto a large garden and the former glamping field, offering excellent scope for enhanced outdoor trading.

OWNER'S ACCOMMODATION

First floor comprises three/four double bedrooms and a bathroom.

THE OPPORTUNITY

An opportunity has arisen for an experienced operator to take on a new 20 year, free of tie lease.

Currently closed, The Queens Head previously served as a key focal point for the village and, with some initial investment, could be readily reopened as a traditional country pub and restaurant enhanced by on-site camping. This represents an excellent opportunity for an experienced operator with local knowledge to revive the pub, re-establish its role within the community, and fully capitalise on the potential offered by the extensive external space and former campsite.

STAFF

No staff as site currently closed.

TRADING INFORMATION

The landlord has never traded in the business and therefore no previous accounts are available.

TRADING HOURS

The current premises licence opening hours are:
Monday - Thursday & Sunday 10am-01.30am
Friday & Saturday 10am-3am.

TENURE

- The property is offered on a free of tie, fully repairing and insuring lease for a term of 20 years.
- The annual rent will be £35,000 plus VAT per annum and will be reviewed five yearly.
- Rent will be subject to annual RPI increases, collared at 2.5% and capped at 5%.
- Applicants must have sufficient capital available to cover three months rent and buildings insurance, deposit equivalent to six months rent plus VAT, £1,750 (plus VAT) legal fees contribution and working capital.
- Proof of funding and a business plan will be required.

BUSINESS RATES

The current rateable value as at 1 April 2023 is £4,500. The future rateable value will be £10,750 from 1st April 2026.


HS04 UKZ

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:

LIANA GATIER

Business Agent - (South - Pubs and Restaurants)

T: +44 7546 698 683

E: liana.gatier@christie.com

CHRISTIE & CO