



QUEENS HEAD

Albaston, Gunislake, PL18 9AJ

FREEHOLD: £370,000 | REF: 3259165

KEY HIGHLIGHTS

- Adjusted Net Profit y/e March 26 £111,570
- c.70% Wet Sales
- GIA: 2,119ft
- Large, 4 Bed Owners Accommodation
- Car Park
- Energy Rating C



LOCATION

Albaston is a peaceful village in the Tamar Valley, an Area of Outstanding Natural Beauty in South East Cornwall. Just a mile from Gunnislake and close to the Tamar Valley railway line, it offers great access to Plymouth and the surrounding countryside. The area has a rich mining heritage and a strong local community, with nearby pubs, shops, and scenic walking routes making it a popular spot for locals and visitors alike.

DESCRIPTION

The Queen's Head is a characterful village pub set in the heart of Albaston, Cornwall, within the scenic Tamar Valley. This well-established, family-run business includes a welcoming bar, beer garden, private parking, spacious four-bedroom owner's accommodation and has undergone refurbishment works in recent years, enhancing the trading areas. With strong local support and easy access to nearby Gunnislake and Plymouth via rail, it presents an excellent opportunity for lifestyle buyers or experienced operators.

INTERNAL DETAILS

Ground Floor

The trading area exudes charm and warmth, featuring a restaurant with seating for approximately 40 covers and a bar serving area accommodating around 12 covers. Two log burners enhance the cosy atmosphere, making it an inviting space for guests year-round. Additional facilities on this level include ladies' and gentlemen's WCs, a well-equipped cellar, and a dedicated storage area.

First Floor

The upper level is divided into two distinct sections. On one side, there is a fully operational commercial kitchen with an adjoining pantry, ideal for supporting the restaurant's culinary operations. Adjacent to this is a non-commercial kitchen, forming part of the private owner's accommodation. The remainder of the first floor comprises flexible living space, including three to four bedrooms, one to two reception rooms, and a family bathroom, offering comfortable and versatile accommodation.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and are included in the sale price, except a few personal items which will be retained by the owner.

EXTERNAL DETAILS

The Queen's Head benefits from outdoor space that enhances its appeal to both locals and visitors. A well-maintained lawn area provides a pleasant setting for customers to enjoy the sunshine, currently furnished with two tables seating up to eight guests each. There is room to expand this seating capacity, offering potential to further grow the trade.

Beyond the main lawn, an extended section of the garden is currently reserved for private use by the owners. However, this area presents an excellent opportunity to be incorporated into the customer-facing space, adding further value to the business.

Additional external features include a large shed, a secure storage container, a wood store, and a private car park with capacity for approximately six vehicles.

TENURE

The property is being sold Freehold.

BUSINESS RATES

The current rateable value (1 April 2023 to present) is £5,400.

THE OPPORTUNITY

An exciting opportunity to run a wet led public house in Cornwall.

The kitchen is currently closed three days per week, so extending the food service times is a quick way to increase the turnover. There may also be an opportunity to utilise the large owners flat by converting two of the rooms in to B&B accommodation.

The owners currently have a section of the garden for their private use, however this space could be utilised for more outside seating.



TRADING HOURS

Monday: 12:00 - 14:30 / 16:30 - 23:00
Tuesday: 12:00 - 14:30 / 16:30 - 23:00
Wednesday: 12:00 - 14:30 / 16:30 - 23:00
Thursday: 12:00 - 14:30 / 16:30 - 23:00
Friday: 12:00 - 23:00
Saturday: 12:00 - 00:00
Sunday: 12:00 - 23:00

Food Service Times:
Monday: Kitchen Closed
Tuesday: Kitchen Closed
Wednesday: Kitchen Closed
Thursday: 12:00 - 14:00 / 17:00 - 21:00
Friday: 12:00 - 14:00 / 17:00 - 21:00
Saturday: 12:00 - 14:00 / 17:00 - 21:00
Sunday: 12:00 - 14:00 / 18:00 - 20:00

TRADING INFORMATION

	Year ending March 2026
Turnover	£257,728
Gross profit	£152,233
Adjusted Net Profit	£111,570





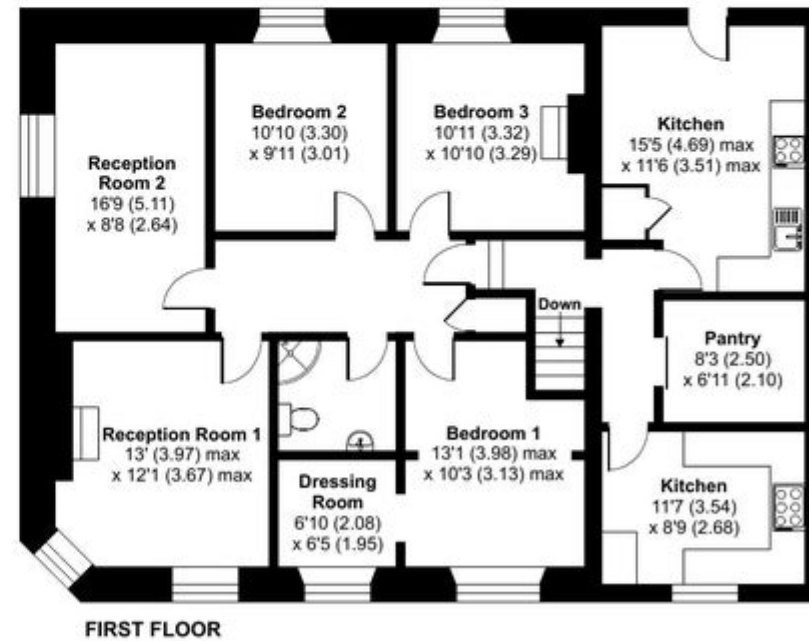
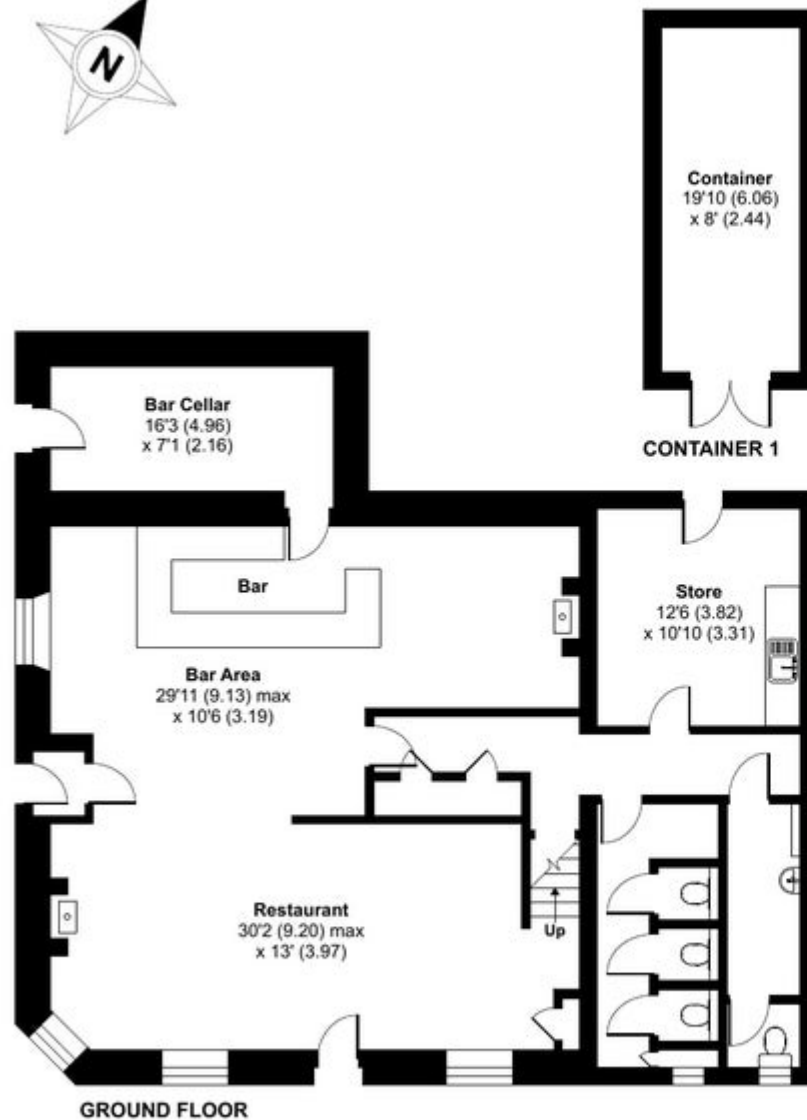
Queens Head , Albaston, Gunnislake, PL18

Approximate Area = 2798 sq ft / 259.9 sq m

Containers = 316 sq ft / 29.3 sq m

Total = 3114 sq ft / 289.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Pic. REF:1372167



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CONTACT

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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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