



The Kings Head

*Main Street, Pollington
Goole
DN14 0DN*

*Leasehold: Nil Premium
Annual Rent: £24,000*

Ref: 5455554

KEY HIGHLIGHTS

- Rent £24,000 pa on a New Lease term
- T/O Y/E DEC 2024 - £280,000
- Fixtures & Fittings £20,000
- 3 Bedroom Living Accommodation
- 50/50 Trade Split with 50 Cover Restaurant
- Energy Rating X

LOCATION

Pollington is a small village in East Yorkshire, located approximately five miles east of Goole and 20 miles southeast of York. It has a population of around 1,000 people and is surrounded by beautiful countryside, making it a popular spot for walkers and cyclists.

Local Attractions

St John the Baptist Church: A Grade II listed building dating back to the 12th century, featuring a Norman doorway and a 14th-century font.

Scenic Countryside: Ideal for walking and cycling, with picturesque landscapes surrounding the village.

Community Events: Pollington hosts an annual village fete, Christmas market, and regular quiz nights at the local pub.

There are AirBNBs locally, including a large one for up to 30 guests that regularly brings groups for meals and drinks.

The RAF Snaith museum that is just around the corner and that attracts visitors with the Kings Head being a main focal



DESCRIPTION

Located in the charming village of Pollington, The Kings Head is a well-established country pub offering a warm and welcoming atmosphere. This fully refurbished venue is known for its real ales, home-cooked food and lively events, making it a favourite among locals and visitors alike.

Key Features:

Prime Location: Situated in Pollington, a picturesque village with strong community ties.

Established Reputation: A popular destination for food lovers, offering Sunday roasts, theme nights, and quiz events.

Refurbished Interiors: Recently updated to enhance its cosy and stylish appeal.

Entertainment & Events: Hosts live music, open mic nights, and Sky Sports screenings, ensuring a vibrant atmosphere.

Strong Customer Base: Welcoming to all, including large parties and solo visitors, fostering a friendly environment.

Dog-Friendly: A rare find, accommodating pet owners with a warm reception



GROUND FLOOR

- Central Bar Area
- Commercial Kitchen
- 50 Covers internally
- Customer Toilets
- Storage

FIXTURES & FITTINGS

Fixtures and Fittings are being sold to the ingoing tenant for £20,000

OWNER'S ACCOMMODATION

Comprising: lounge, kitchen diner, three double bedrooms and bathroom.



EXTERNAL DETAILS

- Car park for seven vehicles
- Beer garden to accommodate 80
- Childrens play area

THE OPPORTUNITY

The Kings Head offers a brand new tenant the opportunity to build on the current occupants business. The local community, including the fishing community, use the pub regularly and the current operator has another business which means they are limited to the hours they can currently commit to opening the site. Increasing the hours would be a quick win.

STAFF

- Two full time staff
- Four part time staff
- Two self employed chefs

TRADING INFORMATION

Turnover for the year ending 31st December 2024 of £280,672

Turnover for the year ending 31st December 2023 of £231,221

TRADING HOURS

- Monday to Thursday - 5:00pm - 11:00pm
- Friday - 4:00pm - Midnight
- Saturday & Sunday - Noon - Midnight



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

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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:



ALEX REX

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CONDITIONS OF SALE

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