



QUEEN ANNE INN

Great Hucklow, Tideswell, SK17 8RF

FREEHOLD: £550,000 | REF: 5652116

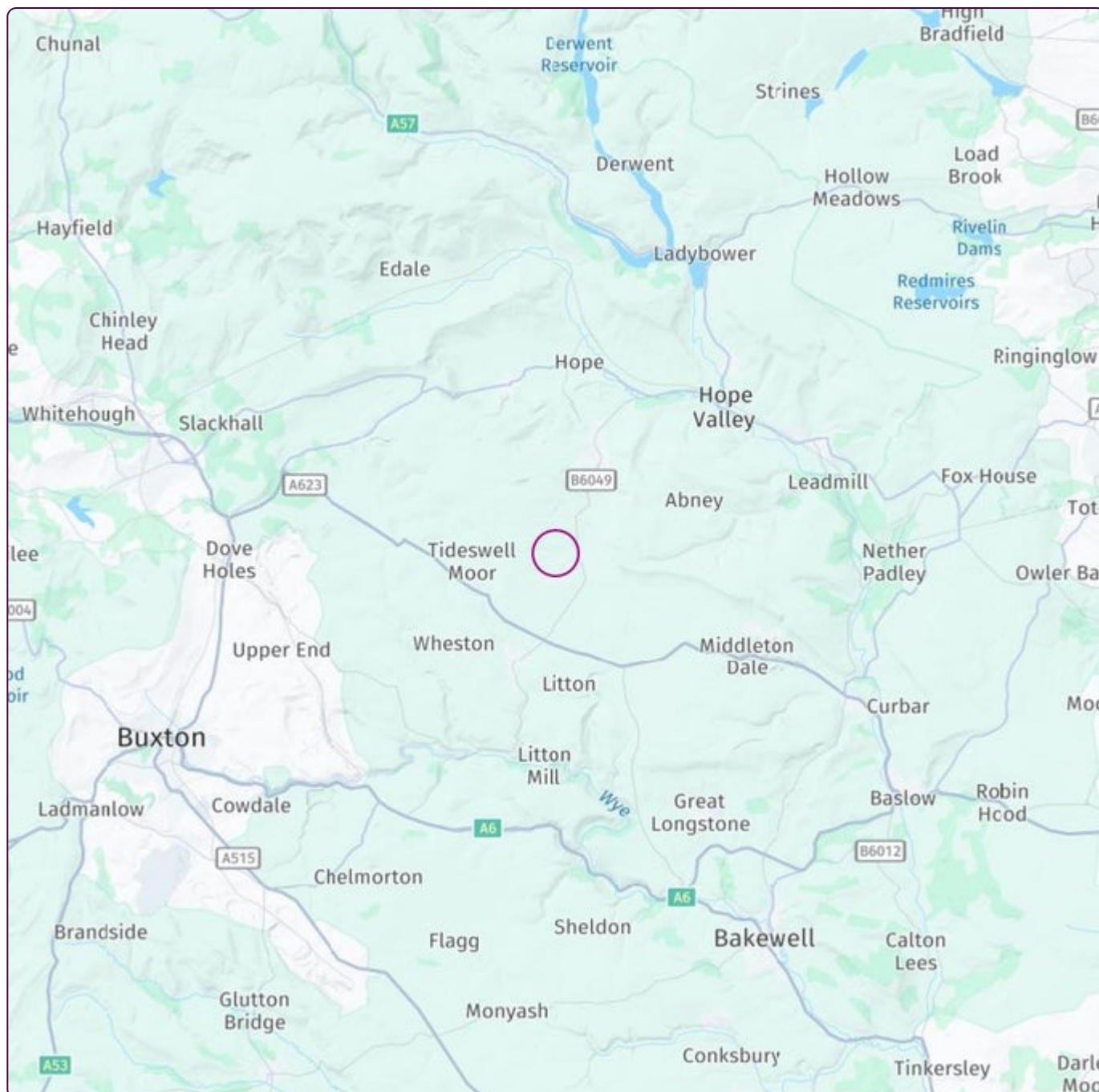
KEY HIGHLIGHTS

- 17 Century Sole Village Freehold
- Lounge/Dining and Snug (62)
- 2 self contained en-suite letting bedrooms
- Annualised Turnover £154,530 - 26 hrs a week
- 2/3 Bed owners accommodation
- Beer Terrace & Gardens | Retirement sale | Energy Rating D

LOCATION

Prominently located in the picturesque and affluent village of Great Hucklow, off the B6049 in the heart of The Peak District National Park - a haven for walking, climbing and cycling.

Nearby attractions include Tideswell's 14th century church the 'Cathedral of the peak' and Chatsworth House, the seat of the Duchess of Devonshire with its 1,000 acres of parkland, waterfalls and working farm all open to the public.





DESCRIPTION

A traditionally styled two storey double fronted inn of stone elevations beneath a multi-pitched tiled roofline having the advantage of both trade and ancillary extensions to the rear. Two self-contained one bed en-suite letting bedrooms. Elevated beer terrace and south facing lawned gardens overlooking open farmland.

INTERNAL DETAILS

A cosy and traditional open plan Lounge/dining room (50) served by a central wooden bar servery. open grate fireplace.

Local's Bar/Snug (12) with cast iron fireplace.

Trade kitchen

Dry goods store

Ground floor cellar

Boiler room.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

GROUND FLOOR

Two letting double bedroom and en-suite shower rooms.

OTHER FLOORS

First floor, privately accessed owner's accommodation comprising landing, lounge, two/three bedrooms, private breakfast kitchen and family bathroom.

LETTING ACCOMMODATION

Two one bedroom letting rooms with en-suite bathrooms and private garden areas.

THE OPPORTUNITY

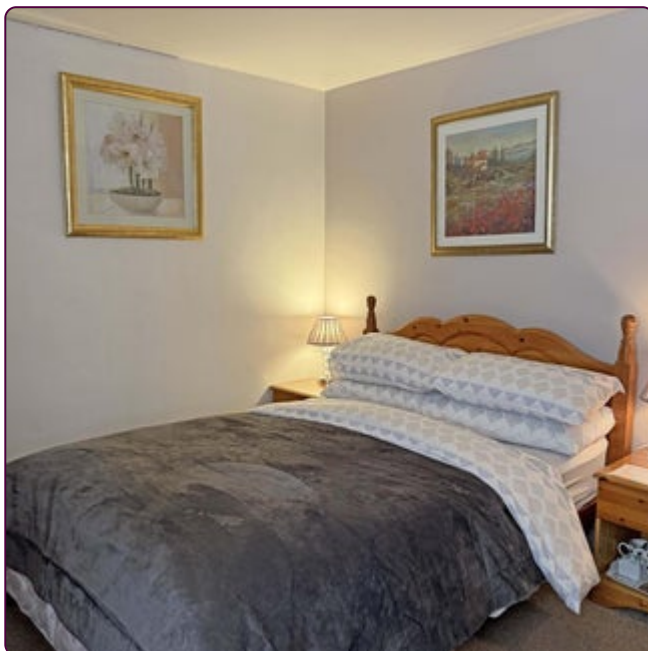
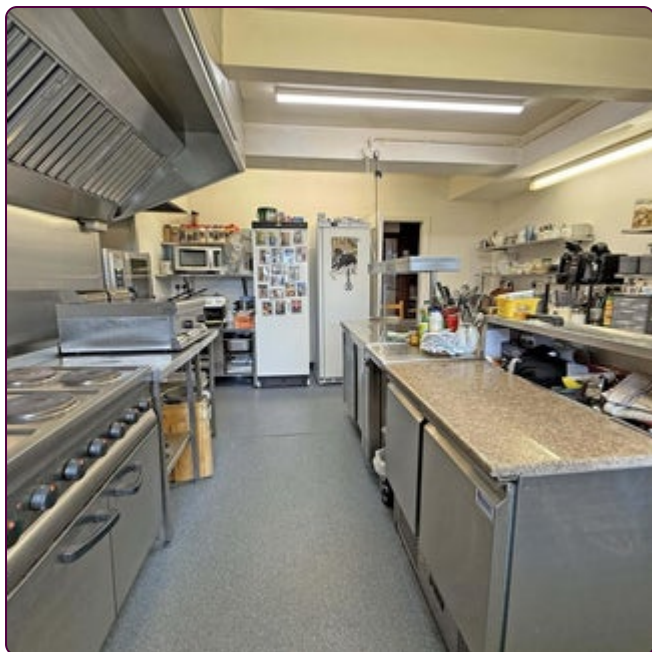
Presenting the new owners an outstanding opportunity to build on a well established business with a dedicated local following whilst attracting significant tourist trade.

For details on menus, tariffs and offers, please visit the dedicated website: [\[Queen Anne Inn\]](#)

EXTERNAL DETAILS

Large south facing beer patio (30) and dry stone walled lawned gardens with A line tables (40)





OWNER'S ACCOMMODATION

Two/three bed owner's accommodation.

OTHER PROPERTY

Private Car Parking for 20 vehicles.

PLANNING PERMISSIONS

We are advised the owners have historic consent for the development of two further letting bedrooms

STAFF

Owner operator run with:
1 full time member of staff
1 part time bar person
Potwasher for each session

TRADING INFORMATION

Annualised figures exclusive of VAT to 31/08/2025
Turnover £154,530 (wet £76,384/dry
£61,741/accommodation £16,405) with a gross profit of
£78,440 - 51%.

TENURE

Freehold

TRADING HOURS

The business operates limited hours of 26 hours per week:

Monday & Tuesday
Closed

Wednesday & Thursday
5.00pm - 10.00pm

Friday
4.00pm - 10.00pm

Saturday & Sunday
12.00noon - 10.00pm
Food Service 12 - 2pm
6pm - 9pm

BUSINESS RATES

The Rateable Value is £5,400 with effect from 1 April 2026.
Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence





© Copyright 2022 Baker & Co. www.baker.co.uk

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.



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.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



KEITH STRINGER

Director - Pubs & Restaurants

T: +44 7764 241 307

E: keith.stringer@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

