



QUEEN ANNE INN

Great Hucklow, Tideswell, SK17 8RF

FREEHOLD: £550,000 | REF: 5652116

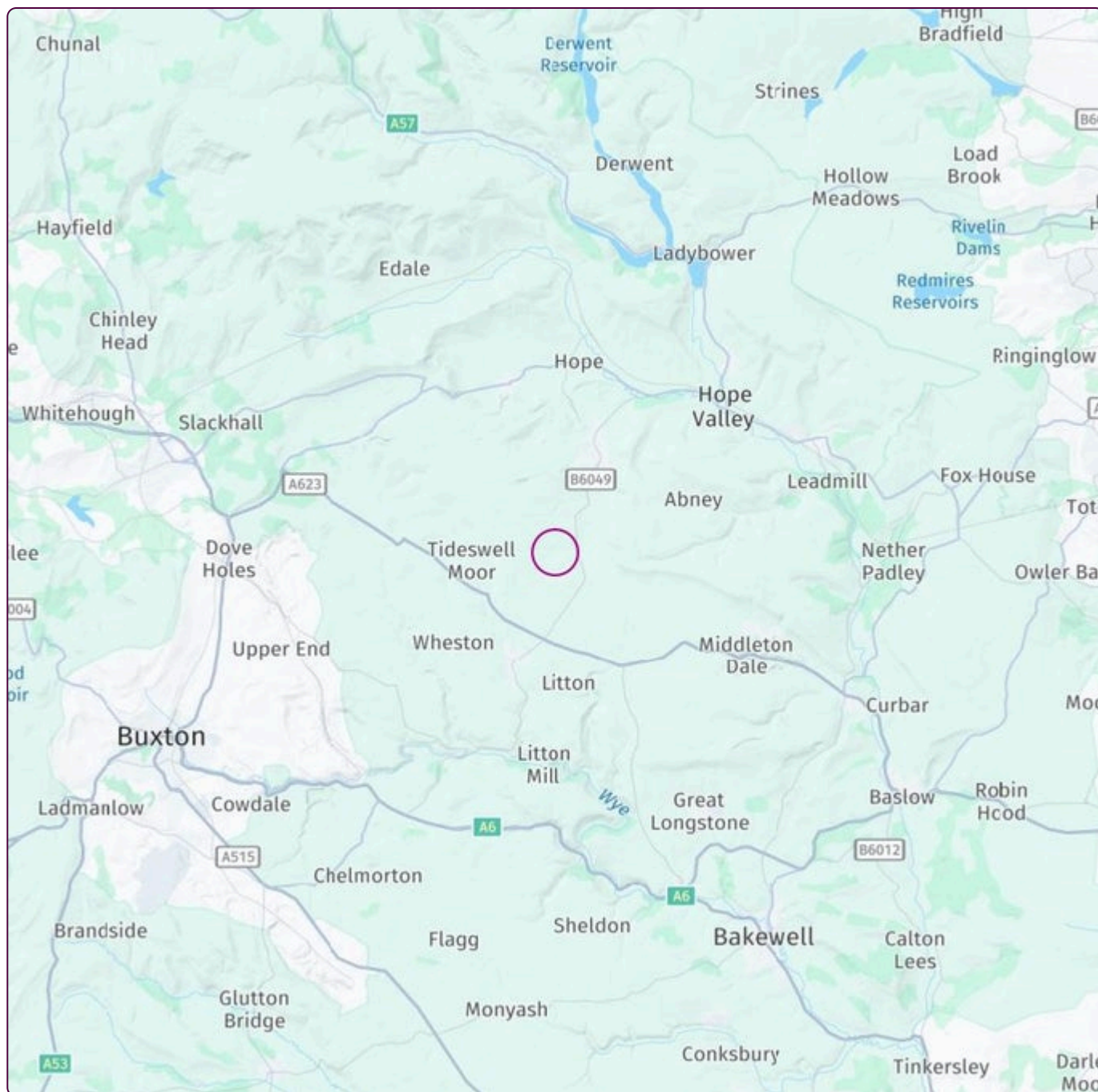
KEY HIGHLIGHTS

- 17 Century Sole Village Freehold
- Lounge/Dining and Snug (62)
- 2 self contained en-suite letting bedrooms
- Annualised Turnover £154,530 - 36 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

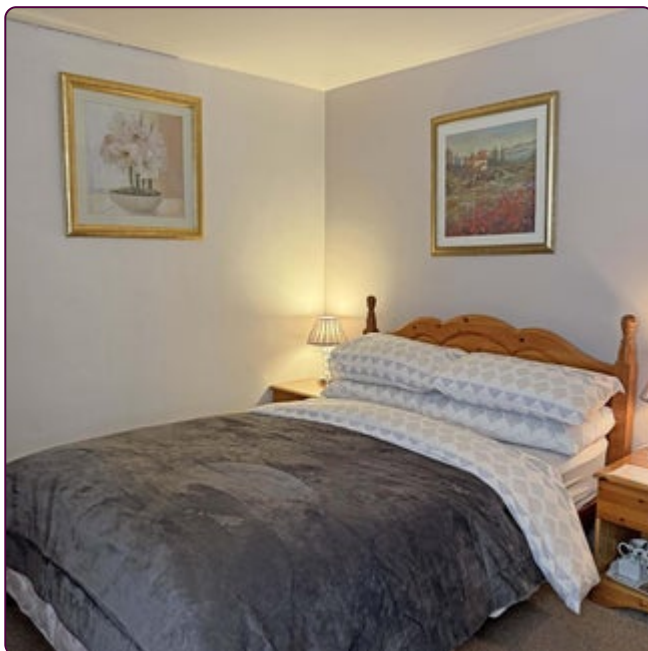
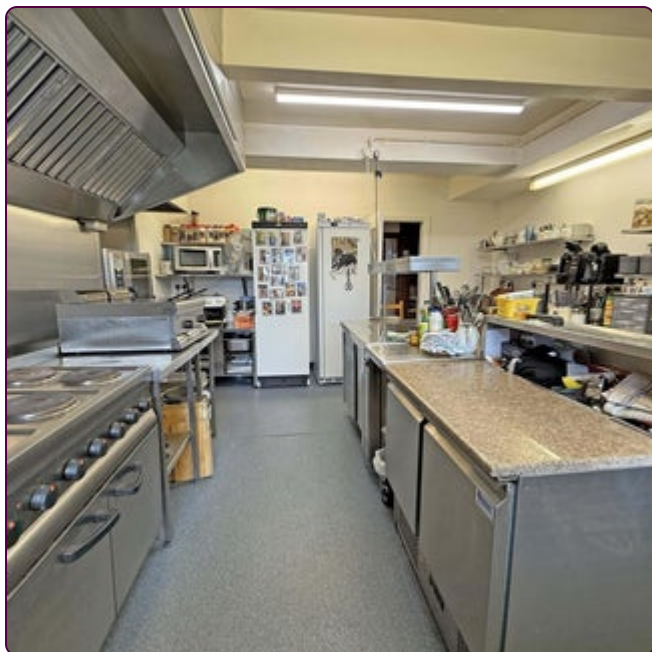
Presenting the new owners an outstanding opportunity to build on a well established business with a dedicated local following whilst attracting significant tourist trade.

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 on limited hours:

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





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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

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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:



KEITH STRINGER

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CONDITIONS OF SALE

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