THE QUEENS HEAD

15 Front Street, Glanton, Alnwick, NE66 4AP

FREEHOLD: £450,000 | REF: 6450580

CHRISTIE & CO

Regulated by RICS

christie.com

KEY HIGHLIGHTS

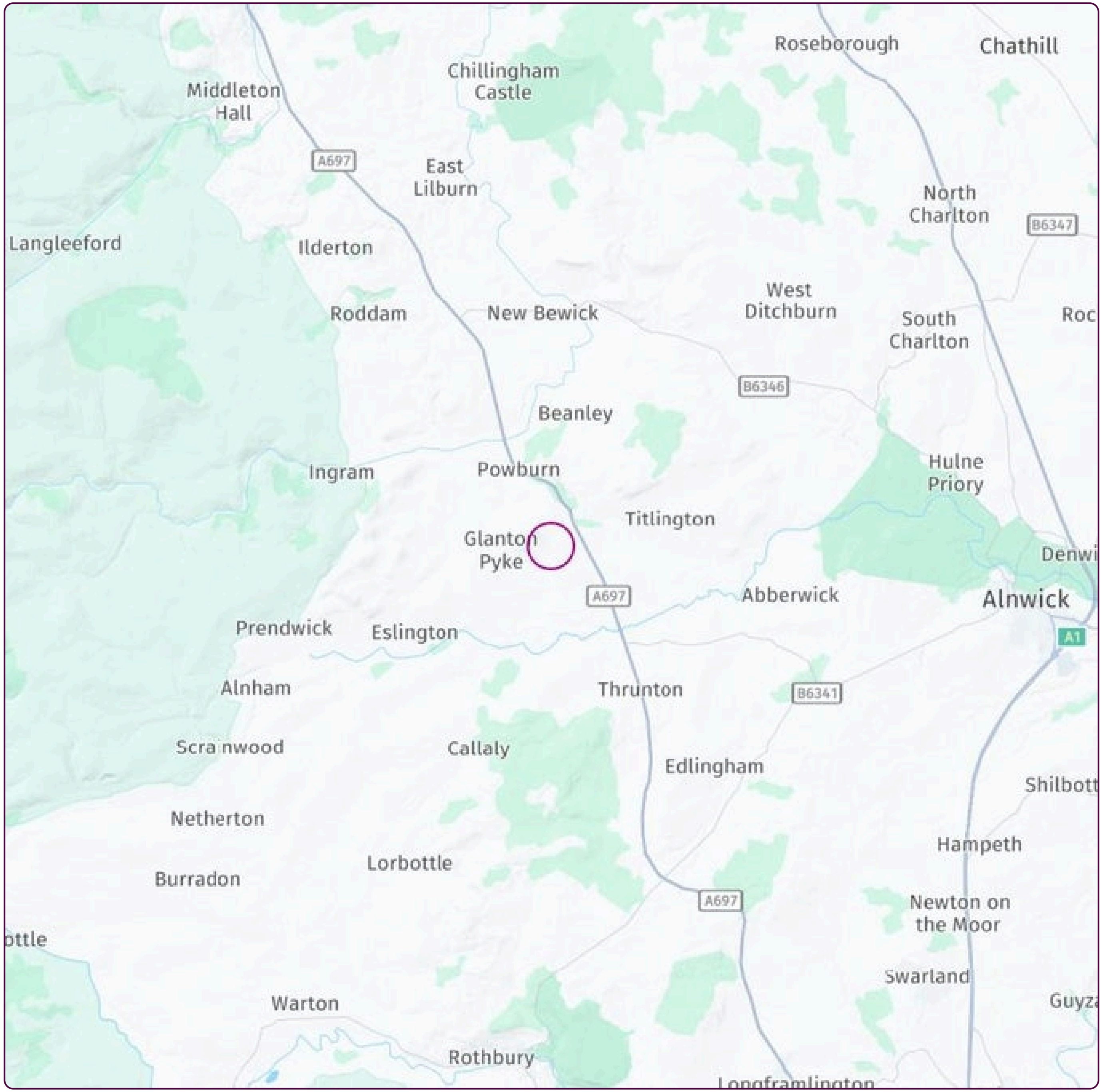
- Country pub in pretty Northumberland village
- Four double en suite letting bedrooms
- Large two bed owner's/manager's apartment
- Bar, restaurant, pool room, catering kitchen
- Parking, beer garden, superb views
- Located between Alnwick & National Park | Energy Rating C

LOCATION

The village of Glanton is located just off the A697 and just a few miles east of the edge of the Northumberland National Park, home to the Cheviot Hills and some stunning scenery including one of the world's largest dark sky parks.

Located in close proximity to the highly desirable market town of Alnwick, renowned for its iconic Castle and Gardens. Alnwick lies approximately 10 miles (16 minutes) to the east, while the Northumberland Coast Area of Outstanding Natural Beauty is just a short drive beyond, offering some of the UK's most spectacular coastal scenery.

The coastline, the castles, wonderful scenery, quaint villages and proximity to The Scottish Borders and road access to both Edinburgh and Newcastle upon Tyne, make the Queens Head ideally situated to capitalise on the huge volume of tourism and leisure business in the region.



DESCRIPTION

The Queens Head is a traditional, two-storey detached public house built in stone, featuring four double en-suite letting bedrooms. The property combines period charm with trading areas finished to a high standard and well-appointed living accommodation above.

THE OPPORTUNITY

The Queens Head presents a fantastic opportunity for an operator to take on a well-established public house in the village of Glanton near Alnwick. With an impressive 4.6-star Google rating, a feature on the the ITV series VERA and a prime location close to major attractions this pub is ideally positioned to capture strong tourist trade.

There is excellent scope to grow the food and accommodation offering, supported by a spacious catering kitchen and four generously sized letting bedrooms all of which are fitted to a high standard. This creates a solid platform for expansion and increased revenue, making it an attractive proposition for an ambitious operator.

INTERNAL DETAILS

The pub comprises a bar with servery, tables and chairs and a feature stove, and this room gives open plan access to two further rooms, both currently set up as pool rooms however these could be converted to additional dining/restaurant areas if required, which would enable in excess of 60 covers comfortably across the ground floor. At the rear is a dining room providing access to the rear beer garden.

At the rear of the pub is a further utility room, which is currently used for laundry, and the commercial kitchen which is of a very good size with a good selection of cooking, washing and refrigeration appliances, as well as ample prep areas, sinks and storage.

LETTING ACCOMMODATION

The four double letting rooms are on the first floor and are all very spacious and well presented in a contemporary style with modern, fully tiled en suite bathrooms which are finished to a high standard.

OWNER'S ACCOMMODATION

On the first floor is a very good sized and well appointed apartment which comprises a big lounge-sitting room, a kitchen/breakfast room with fitted units and integrated appliances, a double bedroom with a further single bedroom, walk in wardrobe and a large family bathroom. It also has the added benefit of some lovely rural views across the rolling hills of Northumberland.

FIXTURES & FITTINGS

We have been advised that the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory. Items personal to the sellers are excluded.

EXTERNAL DETAILS

There is car parking to the front and a southerly facing lawned beer garden to the rear.

STAFF

The pub has had been occupied by the same operator for 12 years for only 5 days a week.

REGULATORY

Premises License

TRADING HOURS

Monday: 5:00 pm – 11:00 pm
Tuesday: Closed
Wednesday: Closed
Thursday: 5:00 pm – 11:00 pm
Friday: 5:00 pm – 11:00 pm
Saturday: 12:00 pm – 11:00 pm
Sunday: 12:00 pm – 10:00 pm

BUSINESS RATES

The Rateable Value is £3,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

Ground Floor
240 sq.m / 2587.97 sq.ft
Approx.

First Floor
229 sq.m / 2465.78 sq.ft
Approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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

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.

CONTACT

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

DAVID CASH
Regional Director (North) - Pubs & Restaurants
T: +44 7736 621 023
E: david.cash@christie.com

CHRISTIE & CO