



# The Queens Head

Ref: 5455446

West Moor Lane, Finghall, North Yorkshire, DL8 5ND

Freehold: £495,000

Grade II Listed Main Building

Gross Turnover Y/E 31.03.23 - c.£433,763

Potential for Glamping site to rear

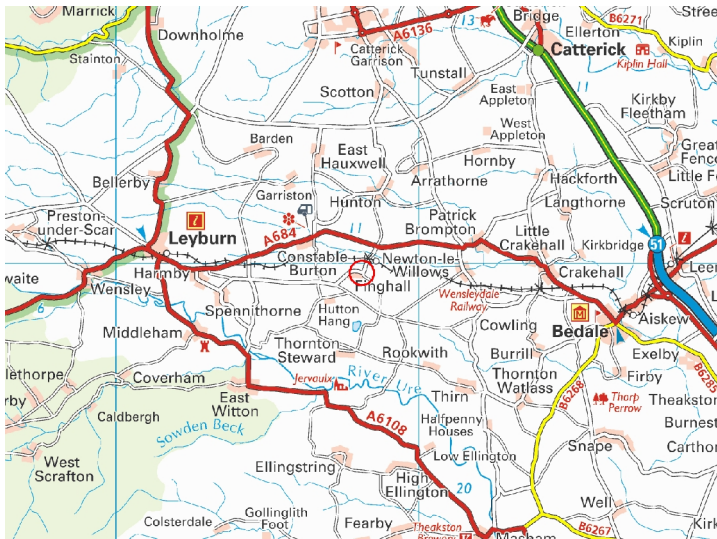
Rear Terrace and Large Car Park

Total Site Area c.1.7 acres

EPC Exempt



The Queens Head is a free house, restaurant and Bed & Breakfast. A traditional North Yorkshire village pub offering a relaxed dining experience and quality accommodation.



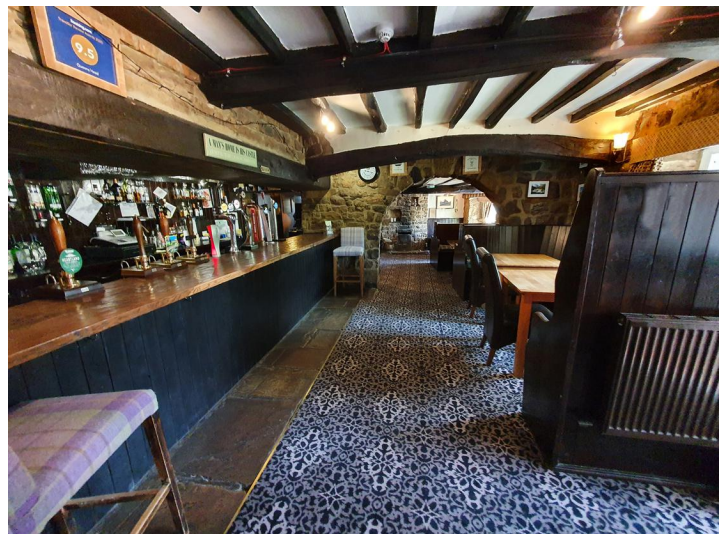
### Location

The Queens Head occupies a prominent, roadside position, in the village of Finghall, in the North Yorkshire district of Richmondshire. The village has good access onto the A1M, and is equidistant from the nearby market towns of Leyburn in the west, and Bedale in the east, and the Yorkshire Dales National Park is also very close-by.

### The Opportunity

The Queens Head presents a fantastic opportunity for an owner operator to replicate the way in which the business is currently operated. Equally, it could prove a solid acquisition for an expanding regional operator looking to grow their portfolio.

Benefiting from multiple income streams via food, beverage and accommodation sales, The Queens Head is well rounded and has an excellent reputation.





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### Internal Details

The front of the property is Grade II Listed and comprises the main bar area with a mixture of table, chair and booth seating. This area is newly carpeted, very well maintained and retains lots of period features in-keeping with the age of the property. There is also a small lounge room with sofas and a small library of books for customers to enjoy.

Behind the bar is a large, purpose built extension which is the main restaurant and function room which has capacity for 96 customers, seated. Beyond this, a further extension houses the letting accommodation.



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### Ancillary Areas

- Commercial catering kitchen
- Separate dessert kitchen with pot-wash/store
- Ladies, gents and accessible toilets
- Another store room
- Beer cellar

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### Fixtures & Fittings

Fixtures and fittings are included with the exception of items that are personal to our clients.

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### Regulatory

Premises Licence

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### Letting Accommodation

At the rear of the pub, in a modern extension, are three very well appointed and spacious, ensuite bedrooms. Two of these are double rooms and the third is a family suite, consisting of a twin and a double room as well as separate lounge area.

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### Staff

The pub is currently owner operated by a husband and wife team, accompanied by a team of staff.





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### External Details

There is a large decking area to the rear of the pub with stunning views over the nearby countryside. Beyond this is a large car park with space for approximately 40 cars.

Further beyond the car park is a large sloped field which has lots of potential and it would make commercial sense to look to utilise this to generate more income. Our clients had considered applying for planning permission to introduce glamping pods/shepherds huts or similar.

Our clients have been approached by a holiday lodge company seeking to rent the bottom field (beyond the car park) for the purpose of installing log cabins. They have proposed a lease agreement which would involve them taking responsibility for obtaining planning permission and offered a rent which is a percentage of income. This further reinforces the potential for holiday lodges or similar on this currently disused land.



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### Trading Information

Turnover for year ended 31.03.2020 was £324,256, producing adjusted Net Profits of c.£40,000 having made allowances for; products for owners consumption, extraordinary repairs & maintenance, hire & lease of equipment, legal & professional fees, depreciation and loan interest.

Turnover for year ended 31.03.2021 was £165,250 - a trading period which was significantly impacted by Covid trading restrictions and closures.

Turnover for year ended 31.03.2022 was £305,083 - again, significantly impacted by Covid having only traded for c. 10 months. Annualised turnover would be in the region of £365,000 net of VAT.

Gross Turnover for year ended 2023 is approximately £443,763 - showing strong post Covid recovery with further potential to grow.

Further, more detailed trading information can be provided to seriously interested parties on request.

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### Owner's Accommodation

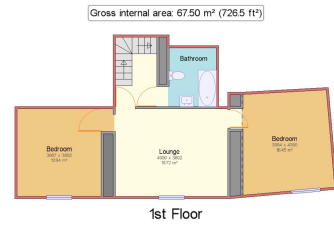
Above the main pub building is a two bedroom flat, with lounge and bathroom.

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### Business Rates

The Rateable Value as per the April 2017 list is £16,600. Confirmation of actual rates payable should be sought from the Local Authority.

Gross internal area: 557.08 m<sup>2</sup> (5996.3 ft<sup>2</sup>)



Gross internal area: 67.50 m<sup>2</sup> (726.5 ft<sup>2</sup>)

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National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)  
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Measured Surveys (CAD Drawings)  
Property Floor Plans  
Elevated Property Photography  
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DO NOT SCALE THE DRAWING

Drawing Key

Rev	Date	Amendments

**BakerLie**  
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info@bakerlie.com  
www.bakerlie.com

Project: Floor Plans

The Queens Head  
Finghill  
Leysburn  
North Yorkshire  
YO21 3JG

Drawing No: 8888-20-JNL-20  
Drawing Title: Floor Plan  
Drawing Date: 2020  
Drawing Size: A1



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## Customer Due Diligence Checks

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

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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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