



BULWICK ESTATES

HARRINGWORTH LODGE, DEENE ROAD, CORBY, NORTHANTS, NN17 3AB

The Queen's Head, Main Street, Bulwick, Northamptonshire, NN17 3DY

The Queen's Head was built in 1683 by Rupert Conant's ancestors. Until 2015, the pub was let on a 20-year lease that had been sold from one leaseholder to another. This worked well for many of the Landlords, the first Landlord selling the lease and the business for £240,000. The rent has remained at £22,500 for the last twelve years of the lease. The Estate is not interested in selling the Pub, but would be happy to enter into a joint venture or similar agreement with somebody who has experience in the industry. Alternatively we would let the pub on a long lease. The Queen's Head has been an integral part of the Estate for 334 years and we are determined to make it work.

Location

The Queen's Head is situated in the picturesque village of Bulwick. The pub stands in an elevated position opposite the attractive village church.

Bulwick is just off the A43 in the Kingscliffe area to the south of Rockingham Forest. The village is ideally located with a number of major tourist attractions including Rockingham Castle and Speedway, Rutland Water, Fotheringhay Castle, Kirby Hall, Deene Park and Southwick Hall all within easy reach.

The village is situated approximately 6 miles north east of Corby, 9 miles south west of Stamford and 14 miles to the east of Peterborough.

The Property

An attractive Grade II Listed property believed to date back to 1645. A detached, two-storey property of stone elevations beneath a Collyweston slate roof that benefits from two barns to the rear, which could be converted to letting rooms (subject to the usual consents).

Ground Floor

The rear entrance leads to an inner hallway providing access to the bar area, with flagstone flooring, exposed brick walls, open feature fireplace with exposed stone surround, beamed ceiling and perimeter seating. The rear hallway also provides access to the WC's and the restaurant area. The restaurant area (approx. 26 covers) is part terracotta tiled / part stripped wooden floor and has an open feature fireplace with brick surround, a beamed ceiling and access to second dining area and cellar / second staircase. The private dining area (approximately 10 covers) has an exposed feature fireplace and leads on to a patio and Tudor-style "top room" (approximately 20 covers). This room has a quarry tiled floor as well as beamed ceilings and walls.

Ancillary Areas

A fully-equipped commercial catering kitchen with stainless steel units, wash-room with utility area, ground floor beer cellar (with racking and shelving) and a wine store.

Owner's Accommodation

Situated on the first floor, the owners' accommodation can be accessed via two separate staircases. The accommodation comprises; a master bedroom with en-suite shower room, two further bedrooms, bathroom and sitting room. There is access to an attic room which is currently used as storage but could be used as a further bedroom.

External Details

The car park is situated at the rear of the property providing parking for approximately 30 vehicles. There is a stone built storage barn, paved rear patio with seating for approximately 30. In addition, a pergola and stone-built wishing well with large private patio as well as an enclosed bin storage area.

Fixtures and Fittings

We understand that the trade fixtures and fittings are owned outright and will be included in the sale.

Licences

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licencing Act 2003 that properties serving alcohol have a designated premises supervisor who must be holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

Services

All mains services are connected to the property with the exception of gas which is provided by LPG tank; central heating is oil fired.

Tenure Details

Leasehold, The business was held on a 20-year private free of tie lease from 1998. Please read the first paragraph.

The current rent is £23,000 per annum.

Availability

The property is available immediately.

Viewing

To arrange a viewing, please call the Estate Office between 8am and 5pm. Telephone: 01780 450 251.

Internal Photographs



Bar Area



Private Dining



Dining Area



Dining Area



Dining Area

External Photographs



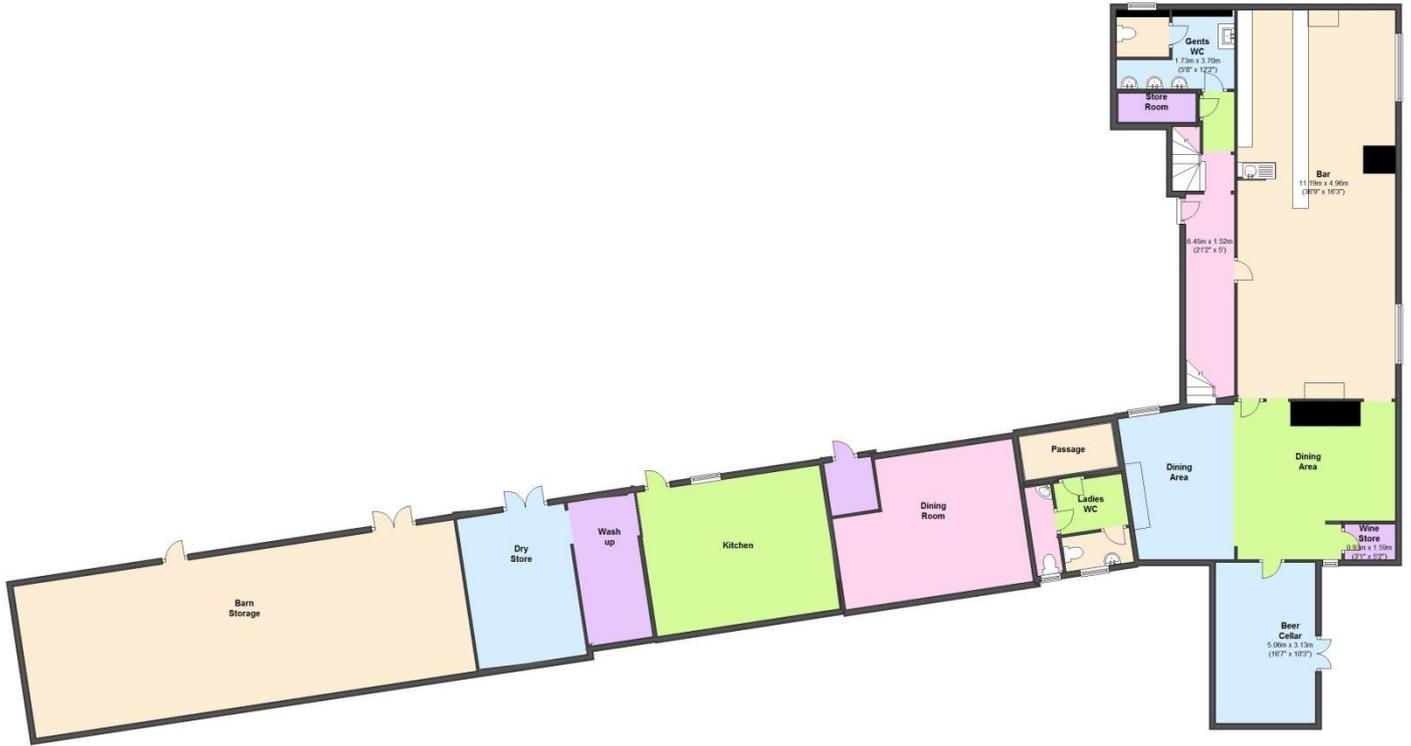
Outside Seating



Garden / Outside Seating

Floorplan

Ground Floor



First Floor

