

OLD QUEENS HEAD,

Old Queen's Head, Pond Hill, Sheffield City Centre, Sheffield, UK



PUB FEATURES

Thwaites will be carrying out a full refurbishment of the property, which will include improvements to the trade area, the bar, the function room and the toilets.

The Old Queen's Head is a public house next to Ponds Forge in the City of Sheffield that occupies the oldest domestic building in the city, and is thought to date from c.1475. The pub is an open plan layout, with a central bar with various seating/dining areas throughout. It is furnished to a high standard with a large commercial kitchen. There are outside benches to the side of the property and some car parking spaces to the front. The pub has a very welcoming feel, atypical for a City Centre pub.

Living accommodation consists of three bedrooms, kitchen/living room, bathroom, an office and a staff room.

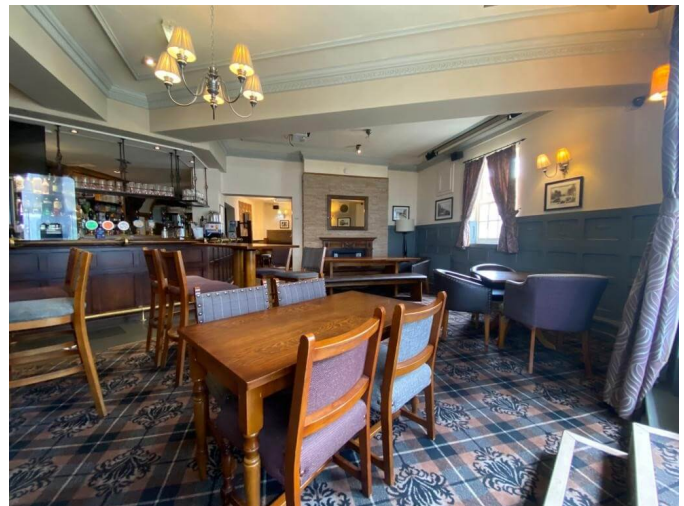
Guide Rent: £31,000 post investment, rent based on a full tie (partial tie rents can be discussed) Exc VAT

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GALLERY



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PUB KEY INFORMATION

Trading Style

The pub is mainly made up of regular customers working in the city or passing trade. There is a function room with some regular reservations such as traditional pub games, and BT Sports is currently available. There is a full food offer throughout the day and a separate dining area. The pub has previously hosted events for people interested in paranormal activity after unusual sightings in the building.

Thwaites would consider a retail style agreement with the right candidate that would be an experienced Manager with proven experience of running a similar business.

Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

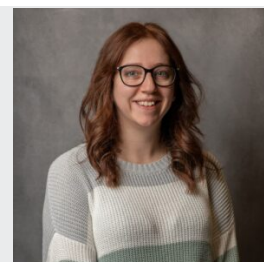
For more information regarding the energy performance of this property please contact us using the details below.

Finance

Guide Rent (exc. VAT)	£31,000 post investment, rent based on a full tie (partial tie rents can be discussed)
Last 12 Months Trading Volumes	209 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £45,000 following the refurbishment
Security Bond	£5000
Stock & Glassware Estimate	£10,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP

Who to contact

Rachel Shepherd
07854 999 400
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