



QUEENS HEAD, HARSTON

HARSTON, CB22 7NH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£19,250

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Queens Head is located in the centre of Harston, a traditional village approximately 5 miles south of Cambridge on the A10 corridor. The pub combines a traditional English pub atmosphere with an authentic Thai restaurant, offering an established food-led proposition within the local community. Harston has a population of around 1,700 and benefits from a strong village feel, with a primary school, village hall, local shop and post office, sports and recreational facilities, as well as active community and residents' groups. The village has a long history as an important route between Cambridge and London, with inns and coaching stops serving travellers through the area. The location also benefits from excellent access to Cambridge and the surrounding area, making Harston popular with those looking for a more rural setting while remaining within easy commuting distance of Cambridge, Addenbrooke's Hospital and the region's major employment centres. This provides the pub with the opportunity to attract both a strong local customer base and visitors travelling through the area.

Pub Layout

The pub benefits from a large car park with space for approximately 20 vehicles and has two entrances into the main building, one leading into the restaurant area and the other directly into the bar. The main bar sits at the heart of the pub and flows naturally into both trading areas, with a large fireplace helping to separate the different spaces and creating a warm, traditional feel. The main dining area is well proportioned and includes separate ladies' and gentlemen's toilets, while the commercial kitchen is conveniently accessed from behind the bar. At the opposite end of the bar is a dedicated wash-up area, along with access to the cellar. To the rear of the pub is a large enclosed compound, providing useful storage space with a number of sheds. This area also gives access to the rear of the kitchen, the cellar and the fire escape serving the upstairs accommodation.

TRADING STYLE

The pub has been established as a Thai restaurant for a number of years and currently operates predominantly as a food-led business, with a smaller bar area catering for customers who are simply looking to enjoy a drink. The current trade split is approximately 70:30 in favour of food, with the kitchen providing both dine-in and takeaway options. There is currently no third-party delivery service in place, such as Just Eat or Deliveroo, presenting further scope to develop the takeaway side of the business. There is also an opportunity for a new licensee to build on the existing food trade whilst developing the drinks offer and creating a more balanced pub experience with broader appeal.

ACCOMMODATION

Private Accommodation

The private accommodation is accessed from within the pub, and has a fire exit from over the flat roof at rear of pub into the rear gated area. There are 2 bedrooms, a kitchen/diner, bathroom and a lounge. The space is in good condition throughout.

FINANCIAL

Weekly Rent: £653.85

Estimated Annual Turnover*: £481,816

Security Deposit: £8,750

Working Capital: £1,500

Stock: £9,000

Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area

BDM VISION

This represents an exciting opportunity for an enthusiastic and community minded individual or couple to take on a well-positioned pub with strong potential for further growth. There is clear scope to build a vibrant and engaging offer centred around live entertainment, sport, and the development of functions and private events, helping to establish the pub as a key social destination within the area. The successful licensee(s) will be passionate about becoming an integral part of the local community, actively encouraging local groups and organisations to make full use of the function space for meetings, gatherings, and celebrations. A hands-on and proactive approach will be essential, with a focus on creating a welcoming and inclusive environment that appeals to a broad customer base. There is also an opportunity to introduce or develop a food offering, and while prior catering experience would be advantageous, it can be built upon to complement the overall business. Alongside this, a strong emphasis on marketing and business development will be key, with the ability to implement an effective social media presence and a well-structured weekly calendar of events to drive footfall and repeat visits. The ideal licensee(s) will bring energy, creativity, and a clear vision for the pub's future, recognising opportunities to enhance the offer and maximise its full potential. With the right leadership and commitment, this pub is well placed to thrive as a lively, well-supported hub at the heart of the community.

FUTURE PLANS

We are in the process of working up a redevelopment for the pub, with a view to take it back to being a good quality pub with food, in line with the strong demand in the local area.



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