

*Tirril*

## QUEENS HEAD INN

*Delightful pub & hotel in Tirril*



### OVERVIEW

**Discounted Rent in Year One.** The Queens Head Inn is a charming 18th century country pub in the heart of Tirril, set on the edge of the Lake District and full of character with log fires, stone walls and beams. Offering quality home cooked food, real ales and welcoming accommodation, it's an inviting base for guests exploring Penrith, Ullswater and the surrounding fells.

### INTERESTED?

Register interest

# THE DETAIL

## FINANCIALS

FMT: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator".

Potential turnover	<b>£695,608</b>
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Agreement Type	<b>Pub Partnership</b>
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Weekly rent	<b>£1,190</b>
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Yearly rent	<b>£57,156</b>
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## LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

Total ingoing costs	<b>25,397</b>
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Four weeks rent	<b>£4,763</b>
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Trading Deposit	<b>£10,000</b>
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Professional Fees	<b>£3,000</b>
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Stock & Glassware	<b>£8,000</b>
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# THE DETAIL CONTINUED

## TRADING STYLE

The Queens Head Inn is known for home-cooked pub classics, hearty desserts and quality real ales, attracting locals, walkers and visitors exploring the Lakes. Expect a warm, relaxed atmosphere with dog-friendly spaces, comfortable dining areas and individual en-suite rooms ideal for weekend stays or midweek breaks. With great walks nearby and a reputation for authentic hospitality, it's a welcoming place to eat, drink and unwind.

 Country pub

 Destination pub


## TRADING SPACE

The Queens Head Inn offers a warm, traditional 18th-century setting with characterful public spaces featuring log fires, stone walls and exposed beams. Inside, guests can enjoy a main bar and a separate dining room serving home-cooked food, along with an additional lounge area that includes a pool table. Outdoor seating is available at the front and in a covered rear area. The pub has seven en-suite letting rooms and two bar areas.

 Food

 Beer garden

 Parking

 Letting Rooms  
Available

# THE DETAIL CONTINUED

## PRIVATE ACCOMMODATION

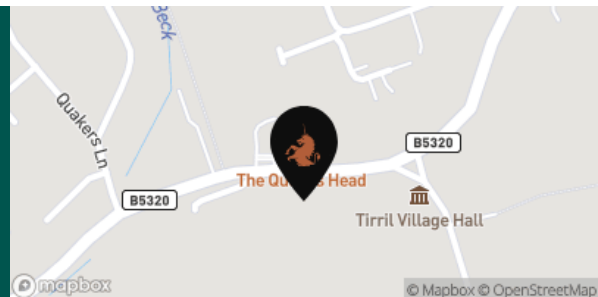
TBC

## LOCATION

The Queens Head Inn is located in the peaceful village of Tirril, just outside Penrith and on the edge of the Lake District National Park. Surrounded by countryside, walking routes and scenic landmarks such as Ullswater and Aira Force, it offers an idyllic base for visitors exploring the area's landscapes and attractions. The Queens Head is only two miles from the M6 and A66, ideal for exploring further afield to the Eden Valley and the North Yorkshire Moors. There are also good public transport links to Penrith, with the bus only taking 11 minutes.

### QUEENS HEAD INN

Tirril,  
Penrith,  
CA10 2JF



# THE DETAIL CONTINUED

## BDM VISION

I'm looking for a Pub Partner with the commercial sharpness to unlock the full potential of the Queens Head. This is a high-quality, premium neighbourhood inn with an affluent, older demographic and strong visitor appeal. The right operator will recognise the value of consistency—delivering excellent home-cooked food, premium drinks and warm hospitality that drives repeat trade and builds spend-per-head. This site thrives when its character, comfort and destination appeal are maximised. I want a partner who can take advantage of the strong food opportunity, enhance the pub's reputation as a quality dining venue, and maintain exceptional standards throughout. With seven rooms, a popular restaurant, and a strong Lake District catchment, there is real scope to grow midweek stays, premium dining and seasonal footfall. I'm looking for someone with energy, commercial discipline and an eye for detail—an operator who can run a well-structured business, build local loyalty and push this site to reach its full commercial potential.



Ian Shilling  
Business Development Manager

## DIGITAL PRESENCE

- » [Pub Website](#)
- » [Google Maps](#)
- » [Facebook](#)
- » [Instagram](#)

# THE DETAIL CONTINUED

## ENVIRONMENTAL IMPACT

## DEMOGRAPHICS

The Queens Head sits within a relatively affluent, slightly older rural community, strongly aligned to the Premium Neighbourhood segment (score 0.69) where guests value quality food, comfort and a traditional pub atmosphere. Within 500m, the population is dominated by Comfortable Sceptics, Steadfast Sippers, and Sparkling Socialisers, all indexing significantly above the national average and reflecting an older, settled demographic with strong local loyalty. The area shows high levels of affluence, with 48% of households classed as High and 17% Very High—well above national averages—while adults aged 45–75 are notably overrepresented, creating a dependable customer base looking for comfort, quality and consistency in both food and service.

# THE DETAIL CONTINUED

RESOURCES & SUPPORT