

# Queen in the West

12-14 Moor Street, Lincoln, LN1 1PR



**Purchase price – OIRO £16,000**

**Rent - £565 per week**

## **Profit Partnership Plus Agreement**

This pub is available on a 3-year secured tenancy (i.e. automatically renewable) and is not subject to any rent reviews.

*The purchase price is reimbursed* when the business is sold back to the Brewery, subject to conditions.

The Profit Partnership Plus agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Brewery responsible for structure repairs
- No rent reviews
- Drinks supplied at highly discounted prices
- Free and subsidised training courses
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support

## **The Pub and its Facilities**

The Queen in the West is a partially listed grade II building and has been extended over the years but has retained all its charm and character. The trading area comprises of 2 rooms, a comfortable lounge, which is also used for private functions, and a popular public bar with feature quarry tiled floor, sports TV and pub games. Both rooms have recently been refurbished to a high standard and are serviced by a central bar with 8 hand pulls. To the side rear there is an enclosed beer garden with TV screens and 'pods', along with the access to 2 ensuite letting rooms which have also been recently refurbished and are ideal for visitors to Lincoln looking for a more characterful overnight stay.

## **Licence details**

### **Alcohol Sales**

10.00 – 00.00 – Sunday to Thursday

10.00 – 01.00 – Friday and Saturday

### **Live & Recorded Music**

10.00 – 00.00 – Sunday to Thursday

10.00 – 01.00 – Friday and Saturday

### **Opening Hours**

10.00 – 00.30 – Sunday to Thursday

10.00 – 01.30 – Friday and Saturday

## **The Neighbourhood**

The Queen in the West is situated on Moor Street, which is located off Carholme Road in a well-established residential area popular with both long-term homeowners and students from the nearby University of Lincoln. The pub is near the former Lincoln racecourse and is less than a mile from Brayford Pool and the city centre landmarks including Lincoln Cathedral, Lincoln Castle, and the University Campus, making it a convenient and attractive destination for both locals and visitors.

Lincoln is a historic and vibrant city in the East Midlands, home to a population of over 100,000. The neighbourhood blends old-world charm with modern convenience, featuring cobbled streets, independent shops, cosy cafes, and lively markets.

## **Living accommodation**

The domestic accommodation benefits from 3 bedrooms, a kitchen, lounge, bathroom, separate shower room and office with French doors leading to outdoor flat roof space for sitting. All rooms are in good decorative order and there is central heating throughout.

## **Qualities which will make this pub thrive**

Being a great community operator with the skills to attract locals and integrate well into the local area. You will also need to be able to drive business through excellent standards and service and have a passion for real ale. Experience in the licensed trade, especially with cask ales, is preferred but not essential.



## The Purchase Process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

We look forward to speaking with you.

## Gallery

