Kings Head Bonsall

62 Yeomans Street , Bonsall , Matlock, Derbyshire . DE4 2AA



Purchase price – Offers in the Region of £9,995

Rent - £316 per week (£16,500/annum)

Profit Partnership Plus Agreement

This pub is available on a 3-year renewable secured tenancy (i.e. automatically renewable) and the purchase price is reimbursed when the business is sold back to 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
- Drinks supplied at highly discounted prices
- Free and subsidised training courses
- Ingoing investment proportionate to expected returns
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structural repairs
- For the duration of the term of the agreement and subsequent agreements if renewed, there are no rent reviews.

The Pub and its Facilities

Dating back to 1677, The King's Head is a traditional Derbyshire pub steeped in history, set in the heart of Bonsall, a picturesque village mentioned in the Domesday Book. Full of original features and traditional charm, this is an opportunity to take on a pub with real character and make it your own.

Inside, two distinct trading areas offer plenty of scope to create a welcoming destination for locals and visitors alike. The traditional public bar retains its historic feel, while the lounge and dining area provides a warm, village-inspired setting for relaxed meals, drinks and social gatherings.

Modern bi-fold doors open the lounge onto the beer patio, creating an attractive space for outdoor dining and summer trading. There is also a separate, enclosed drinking area to the rear, offering further opportunities to make the most of the outdoor space.

For someone with a passion for hospitality and a vision for great pub food, the fully equipped commercial kitchen, complete with preparation and storage areas, provides an excellent foundation to develop a food offering that brings people through the door.

The Neighbourhood

The King's Head enjoys a prime position at the heart of Bonsall, a beautiful Peak District village, sitting proudly opposite the historic Market Cross. With a population of around 800 residents, Bonsall combines a strong village community with a rich heritage, including a 13th-century church and an array of historic buildings.

The village is also a popular destination for walkers, sitting along the well-known Limestone Way, with the stunning Peak District countryside and a wealth of tourist attractions close by. The nearby towns of Matlock, just five miles away, and Bakewell offer further opportunities to attract visitors exploring the area.

Surrounded by characterful residential properties, The King's Head is ideally placed to serve the local community while welcoming walkers, tourists and visitors looking to experience a traditional village pub.

With a primary school in the village and regular bus services to Matlock, Bonsall offers a blend of community life, countryside appeal and accessibility.

Licence details

Alcohol Sales
09.00 – 01.00 – Monday – Sunday.

Live & Recorded Music Indoors
21:00-Mdnight – Friday and Saturday

Living Accommodation

The King's Head benefits from generous private accommodation arranged across two floors, offering plenty of space to make yourself at home while running your own pub business.

The first floor comprises three bedrooms, a separate lounge and a bathroom, with a further two bedrooms on the second floor — providing five bedrooms in total.

The accommodation is centrally heated throughout and is in good decorative condition, with redecoration and new carpets currently being completed to give the private quarters a fresh feel. With space to relax away from the day-to-day running of the pub, this accommodation offers a practical and comfortable base for a Business Owner looking to make The King's Head their next venture.

Qualities which will make this pub thrive

You'll be passionate about cask-conditioned beer, committed to upholding the highest retail standards, and enthusiastic about village life and local tourism. Catering experience is a definite plus.

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.

The Kings Head Bonsall - Gallery







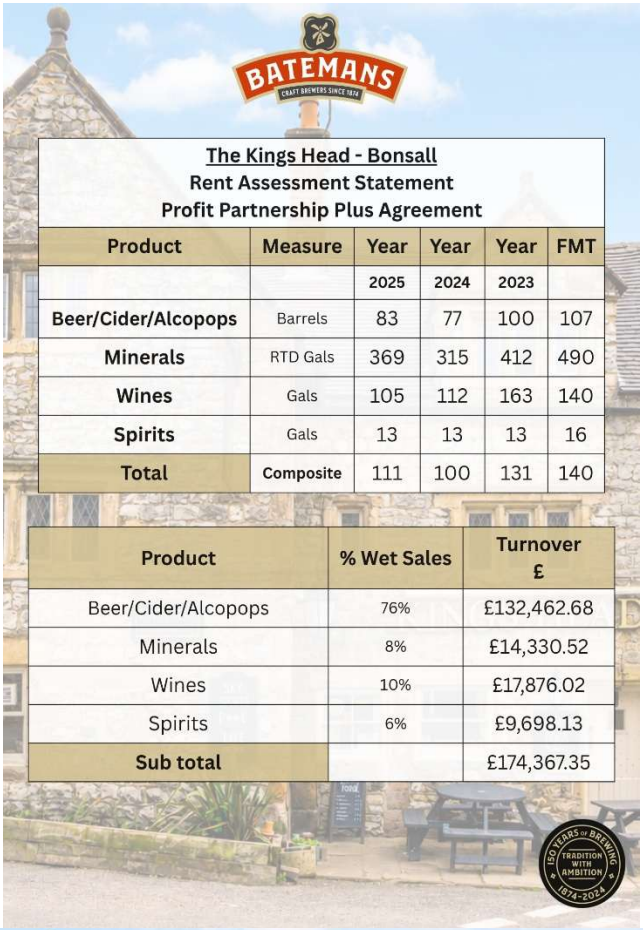








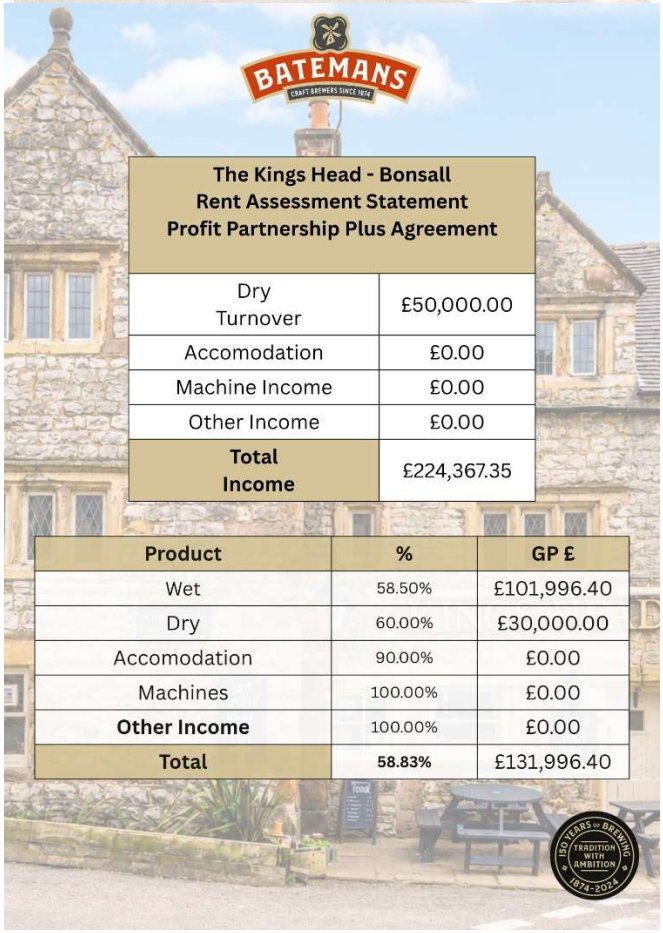




The Kings Head - Bonsall
Rent Assessment Statement
Profit Partnership Plus Agreement

Product	Measure	Year	Year	Year	FMT
		2025	2024	2023	
Beer/Cider/Alcopops	Barrels	83	77	100	107
Minerals	RTD Gals	369	315	412	490
Wines	Gals	105	112	163	140
Spirits	Gals	13	13	13	16
Total	Composite	111	100	131	140

Product	% Wet Sales	Turnover £
Beer/Cider/Alcopops	76%	£132,462.68
Minerals	8%	£14,330.52
Wines	10%	£17,876.02
Spirits	6%	£9,698.13
Sub total		£174,367.35



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Dry Turnover	£50,000.00
Accomodation	£0.00
Machine Income	£0.00
Other Income	£0.00
Total Income	£224,367.35

Product	%	GP £
Wet	58.50%	£101,996.40
Dry	60.00%	£30,000.00
Accomodation	90.00%	£0.00
Machines	100.00%	£0.00
Other Income	100.00%	£0.00
Total	**58.83%**	£131,996.40

Expenses		
	% Turnover	Total
Direct Expenses		£5,215.51
Employee Costs	25.13%	£56,373.47
Premises Costs	7.35%	£16,500.00
General Admin	2.45%	£5,500.00
Marketing/Promotion	0.40%	£900.00
Legal & Professional	1.29%	£2,900.00
Maintenance	1.34%	£3,000.00
Bank Charges	1.69%	£3,800.00
Depreciation	0.53%	£1,200.00
Total	43%	£95,388.98

Tenanted Rent Calculation	
Pub trading profit	£36,607.42
Less AWP Income	£0.00
Net Divisible Balance	£36,607.42
Rent	£16,473.34
Net Profit After Rent Incl Machines	£20,134.08

Please Note - this valuation is hypothetical. It is based on assumptions and does not guarantee future or present performance of the business. Operators are always advised to take independent advice unless their own experience permits them to be entirely confident of their own assessment.