

# Cross Keys

High Street Rowde, Devizes SN10 2PN



## Introduction

The Cross Keys sits in the centre of the village of Rowde, just a couple of miles from the bustling market town of Devizes. Within walking distance of the famous Caen lock flight this is a popular destination for “Boaties” and holiday makers alike. The Cross Keys is a community local, which serves good food, has a bar with pool table, main dining room, skittle alley, outside areas and is well supported by villagers.



### Trading Potential

The “Keys” has three separate trading areas, bar, dining room and skittle alley which is also used as a function room. The pub currently operates at approx. 70/30 in favour of wet. There is potential to develop on the food offer along with maintaining the community local feel of the pub , continuing hosting various village and fundraising events throughout the year.

### New Business Partner Profile

The new Business Partners here will ideally be community driven and willing to interact with the locals and visitors alike. The ability to run and organize pub teams and produce and deliver a menu that will compliment this site would be an advantage, with a passion to maintain and dispense our quality cask ales to the highest standard. This is an ideal opportunity for someone wishing to embark on a first business venture within the licensed trade, or an experienced couple.

### Trade Areas

The main bar has seating for approx. 40, with pool table, dart board, TV and fireplace and the lounge bar / dining room has seating for 35, skittle alley / function room has a bar and can accommodate approx. 80 and leads onto the beer garden. Fully fitted trade kitchen with utility area.

### External Areas

The beer garden is off the skittle alley and has wooden benches, there is also a patio area with benches to the front of the pub. Two separate carparks easily house 20 cars. There is also a private garden that is accessed from the rear of the property.

### Domestic Accommodation

The accommodation is accessed from the lounge bar, with a private entrance. Comprising of a lounge, bathroom with toilet and shower, separate WC, kitchenette and 4 double bedrooms, 2 of which have en suite facilities



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£4,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£17,000

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