

# Cross Keys

5 Burycroft Wanborough Swindon  
SN4 0AP



## Introduction

Wanborough is a small hamlet just 4 miles from Swindon town centre and close to the M4 motorway, J15. Set in a stunning rural location on the edge of the village, this charming pub is a popular choice for walkers and cyclists looking to enjoy fresh, home cooked food and quality cask ales. The Cross Keys has a relaxed, welcoming atmosphere, catering for local businesses, visitor's and locals alike. The pub also benefits from a large car park and garden with children's play area.



### Trading Potential

The Cross Keys sits within our 'Great Pub, Great Food' segment, which is focused on serving good quality food with excellent customer service. Previously run as a managed house, the team have built up a good level of trade and there is a fantastic opportunity for the successful applicant to continue to develop and grow the food and drinks trade through increased marketing activity to attract more customers from the surrounding areas. The new Business Partner will need to be very pro-active on social media, as this will also help to reach customers from further afield. We would expect to see a split of 40% wet, 60% food, with an approximate turnover of £530,000.

### New Business Partner Profile

This pub would ideally suit an experienced couple in a food led operation. The new Business Partner will continue to build on the reputation of the Cross Keys and what it has to offer currently.

### Trade Areas

There are three integrated trade areas at the Cross Keys, all of which are served via a single servery with contemporary back bar display. The main bar and dining area for approx. 90 covers combined.

Ancillary trade areas include customer WC's, underground cellar with adjacent utility area, and trade kitchen.

### External Areas

Externally there is a large trade garden to the rear of the property with patio and children's play area. There is also a large car park for circa 63 vehicles.

### Domestic Accommodation

The private accommodation comprises two double bedrooms, lounge, kitchen and bathroom with WC.



## 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>	£10,000
<b>Total (circa)</b> without fixtures & fittings	£22,000

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