

The Crown
19 New Park Street
Devizes
SN10 1EA

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Introduction

The Crown is located in the historic market town of Devizes, home of our new Brewery – Folly Road Brewhouse. The Crown had been a very popular site in the heart of the town centre for many years with a loyal following, catering for locals, tourists, and families. Devizes has a weekly market, which attracts visitors from nearby Salisbury, Chippenham, Melksham, and Trowbridge.



Trading Potential

The Crown sits in the heart of the vibrant market town of Devizes. It has benefitted from extensive investment over the years, creating a fabulous outside trade area, which includes a large courtyard and a fantastic barn conversion containing a bar, kitchen, and seating. This gives excellent potential to capitalise the business through al-fresco drinking and dining. The business split is generally 60% wet and 40% food, it's good sized and the well-equipped kitchen facilitates a great food offer. The pub also benefits from a separate function room on the 1st floor, which can generate extra income from private events or large group bookings; the local skittle league also has made use of its skittle alley.

New Business Partner Profile

The new Business Partners here will ideally have experience in the hospitality industry with a good knowledge of managing a busy town centre site. This is a great opportunity for an operator looking to move to the next level with a site that has huge potential. We are looking for a point of difference in the offering to what is currently available in the town.

Trade Areas

The Crown offers 5 separate trading areas: the main bar area (26), lounge (18), main dining room (42), conservatory (16) and the function room with skittle alley on the 1st floor (65). Fully equipped trade kitchen with separate wash up and a further prep area/ fridge, freezer room to the rear of the building along with a cleaning store. All toilets are accessed on the ground floor contained within the same area.

External Areas

The Crown has benefitted from previous investment to the external courtyard, which offers a large patio with seating for 100, some of which is undercover. This can be serviced by an outside trade kitchen and bar, beautifully incorporated in the old barn.

Domestic Accommodation

The private accommodation is accessed within the pub and comprises of a lovely sized lounge, 3 double bedrooms (1 with an en-suite), a shower room and kitchen.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£4,000
Security Deposit	£8,000
Minimum working capital required	£8,000
Total (circa) without fixtures & fittings	£20,000

For further details, please email: tenantrecruitment@wadsworth.co.uk