

**Crown**  
19 New Park Street Devizes  
SN10 1EA



## Introduction

The Crown is located a stones throw from our Iconic red brick Brewery in the market town of Devizes. Until recently the Crown has been operated under our managed house team and is now offered for tenancy, the site is hugely popular in the and caters for locals, tourists and families to the area. Devizes has a weekly market in the square which attracts visitors from nearby Salisbury, Chippenham, Melksham and Trowbridge.



### Trading Potential

The Crown is a very popular venue situated next to our Iconic Brewery in Devizes. It has benefitted in recent years from extensive investment of the internal trade area and the fabulous patio – courtyard which has seating for 100 with a bar and kitchen, giving excellent potential to increase business through El-fresco drinking and dining. An ideal opportunity to capitalize on an already solid business. The business split is generally 60% Wet and 40% Food.

### 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. A good level of catering would be an advantage.

### Trade Areas

The Crown offers 5 separate trading areas, the main bar area (26), lounge (18), main dining room (42), conservatory (16) and the skittle alley / function room (65) which is located on the first floor. Fully equipped trade kitchen with separate wash up and a further prep and fridge / freezer room.

### External Areas

The Crown has benefitted recently from substantial investment to the external courtyard area which includes a full patio with seating for 100 some of which is undercover. This is serviced by an outside trade kitchen and bar, beautifully located in the old garage's

### Domestic Accommodation

The private accommodation is accessed through the pub and comprises of a Lounge, 3 double Bedrooms (1 with an En-suite), shower room and kitchen.



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	£35,000 circa (note this can be rented at 10%)
<b>Stock</b> estimated to be	£6,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£19,000

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