



## WALLINGFORD, OXFORDSHIRE

The Cross Keys, High Street, OX10 0DB

### To let under tenancy

Minimum capital required £10,229

Fixtures & fittings are circa £7,200

Recently refurbished The Cross Keys is a traditional community pub close to a busy Oxfordshire town centre. Unusually large beer garden and car park for a town centre pub, darts and a potential to develop a small catering operation. **There are plans to redecorate the external of the pub including new signage and a scheme to landscape the front gardens.**

To find out more:

Call: Amanda Windows on 01491 570275

Email: [amanda@brakspear.co.uk](mailto:amanda@brakspear.co.uk)

Look at: [www.brakspear.co.uk/runyourownpub](http://www.brakspear.co.uk/runyourownpub)







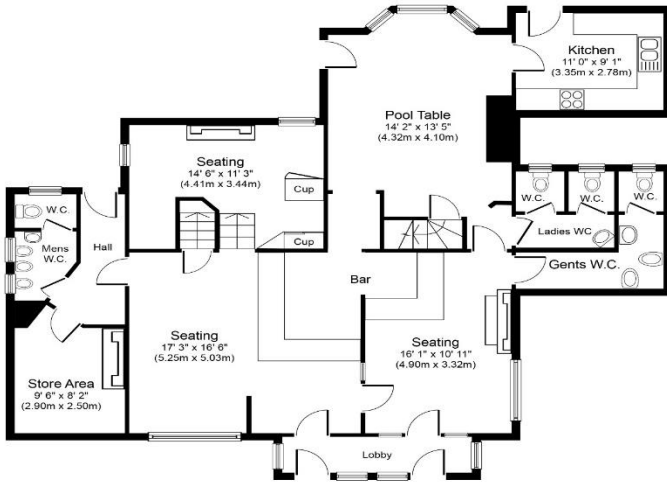
<b>Description &amp; Trading Style</b>	<b>Location &amp; Local Amenities</b>
The Cross Keys is a locals style pub which has a good reputation and well established wet trade. Known for excellent charity fundraising activity, the Cross Keys is prominent in the local community.	The Cross Keys is located at the end of Wallingford High Street, about 500 meters from the town centre. Wallingford is an attractive medieval Thameside town steeped in history with a ruined castle, rowing clubs and good local amenities. The town is within easy reach of Oxford & Reading.
<b>Accommodation</b>	<b>Current &amp; Future Markets</b>
Trade: One central bar serving 4 rooms with original features, a wood burning stove, WC's, kitchen (domestic), cellar & stores, large car park, large garden and decked area. Private: 3 double bedrooms, sitting room and bathroom.	The current trade is wet led with good volumes. There is a real potential here for an experienced team with upfront personalities to continue to develop this pub. Opportunity to increase the food turnover.
<b>Requirements</b>	<b>Estimated Ingoings</b>
We seek mine host experienced community operators or a couple with a background in running locals style pubs. Applicants must have or be able to apply for a personal licence.	Circa £10,229 to include a security deposit (3 months of base rent), rent, service charge and insurance advance, stock, glassware, loose goods and training deposit. Fixtures & fittings are circa £7,200 (EXCL Vat) and working capital is circa £3,000.

<b>Trade Volumes</b>	<b>2018 – 9 months</b>	<b>2019</b>	<b>2020 Covid</b>	<b>To 5.10.21 Covid</b>
Draught Beer and Cider (36 gallon units)	51.27	75.23	59.07	51.69
Packaged (litres)	430.32	433.68	330.56	308.36
Minerals (10 litres)	29.94	549.04	446.84	558.12
Spirits (litres)	49.70	101.50	88.90	118.60
Wines (litres)	457.50	360.75	310.50	313.05

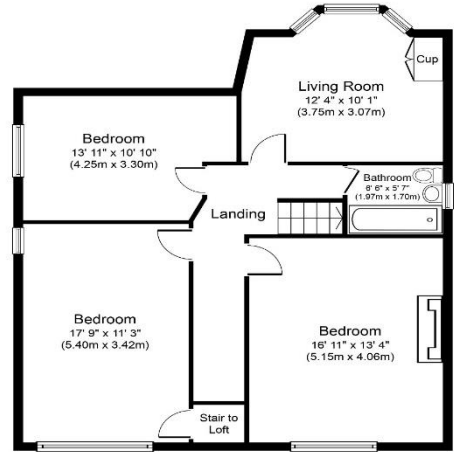
<b>Estimating Turnover</b>	<b>Guide Rent</b>	<b>Terms</b>
You will need to estimate the turnover you expect from the pub. The current barrelage is given to assist you with calculations, but you need to estimate the food sales.	£16,500 per annum payable weekly in advance by direct debit. Retail Price Indexation applies to rents.	Five year renewable tenancy agreements with an additional service charge that covers property insurance, servicing of heating and cellar cooling equipment etc. There is a full wet tie unless agreed otherwise.

<b>Rateable Value</b>	<b>Licenses and Permits</b>	<b>Permitted Hours</b>
Draft 2017 figure £15,000. Please contact the local authority to find out actual rates payable.	Sale of alcohol by retail for consumption on and off the premises, live & recorded music, and dancing.	Mon – Sun: 11.00am – 00.30am

<b>Timing</b>	<b>Next Steps</b>	<b>BDM Details</b>
25.4.2022 or before by agreement.	Please view initially as a customer, then call us to register your interest & arrange an interview.	You can contact Gerard Winder on 07587 102260 for an informal chat about this property.



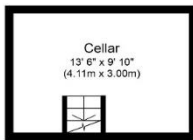
**Ground Floor**  
**Approximate Floor Area**  
**1378 sq. ft.**  
**(128.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**872 sq. ft.**  
**(81.0 sq. m.)**

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Cellar**  
**Approximate Floor Area**  
**129 sq. ft.**  
**(12.0 sq. m.)**

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**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**74** This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

**Energy Performance Certificate**  
 Non-Domestic Building



**Cross Keys**  
 48 High Street  
 WALLINGFORD  
 OX10 0DB

**Certificate Reference Number:**  
 0598-0606-2030-5990-5603

**Technical Information**

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation  
**Total useful floor area (m<sup>2</sup>):** 204  
**Building complexity (NOS level):** 3  
**Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):** 136.06

**Benchmarks**

**Buildings similar to this one could have ratings as follows:**

- 29** If newly built
- 85** If typical of the existing stock

Brakspear have taken all reasonable steps to establish the accuracy of the information provided. No guarantee or warranty is given or implied of its sustainability as a guide to future performance of business at this property. Independent professional advice and assistance should always be sought in connection with the business in particular with regard to the interpretation of information and the preparation of any business plan.

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