



CROSS KEYS, HIGH STREET
ROWDE, DEVIZES,
WILTSHIRE
SN10 2PN

Public House/Restaurant/Employment Use

KEY HIGHLIGHTS

- Detached public house centrally located in the village of Rowde on the outskirts of Devizes.
- Corner plot fronting the High Street (A342) and Marsh Lane.
- Extensive ancillary accommodation at first floor.
- Adjacent customer car park and beer garden/ external space.

LOCATION

Rowde is a village located within Wiltshire approximately 1.5 miles north west of the popular and busy market town of Devizes. Devizes has a population of approximately 13,500 and is readily accessible to the county town of Trowbridge (11 miles) , Chippenham (11 miles) and the cities of Bath (21 miles) and Salisbury (24 miles) The M4 motorway is approximately 14 miles to the north.

The Cross Keys occupies a corner position fronting High Street (A342) and Marsh Lane and benefits from a high volume of commuter traffic. The immediate location comprises mainly residential property. The village has a number of amenities to include the George and Dragon Public House and Rowdey Cow Farmshop and Café. The Kennet and Avon Canal and Caen Hill flight of locks are on the outskirts of the village.

DESCRIPTION

The Cross Keys is a detached two storey property of brick construction beneath a pitched tiled roof. There is a single storey addition to the rear. The property benefits from customer access to both front and side elevations with rear staff access of a small courtyard.

ACCOMMODATION

The ground floor comprises a main bar servery with associated trade and restaurant area for circa 40 covers. There is also a skittle alley with a dedicated servery. Ancillary areas include a commercial trade kitchen, customer WC's and a ground floor cellar. Ancillary accommodation on the first floor comprises five rooms with a kitchenette, bathroom/showeroom and Ladies and Gents WCs.

EXTERNAL AREAS

Externally the property benefits from a number of outbuildings, raised beer garden and car parking to the front of the property on an adjacent site opposite the property.

FLOOR AREAS

The property extends to the following approximate Gross Internal Floor Areas measured in accordance with the RICS Code of Measuring Practice 6th Edition:

FLOOR	Sq Ft	Sq M
Ground Floor	3,190	296
First Floor	1,516	141
Outbuildings	354	33
Total:	5,060	470

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk
St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Colin Scragg FRICS

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TENURE

The property is available on a new commercial lease on terms to be agreed.

EPC

Energy Performance Certificate—C [71]

FIXTURES & FITTINGS

Fixtures and fittings within the property are available by negotiation.

RENT

Rent on application to the Agents.

BUSINESS RATES

We understand the pub is entered on the 2023/2024 Rating List with a Rateable Value of £8,500 and the outbuilding is entered on the 2023/2024 Rating List with a Rateable Value of £2,900. This is not the rates payable. The lower multiplier is £0.499. The flat has a Council Tax Band of A.

VAT

All terms quoted are exclusive of VAT where applicable.

PLANNING & CONSERVATION

The building is not Listed nor is it located within a Conservation Area.

LICENSING

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Sunday 10:00 – 00:00.

VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260. All interested parties are requested to make any appointments strictly through Carter Jonas by contacting either:

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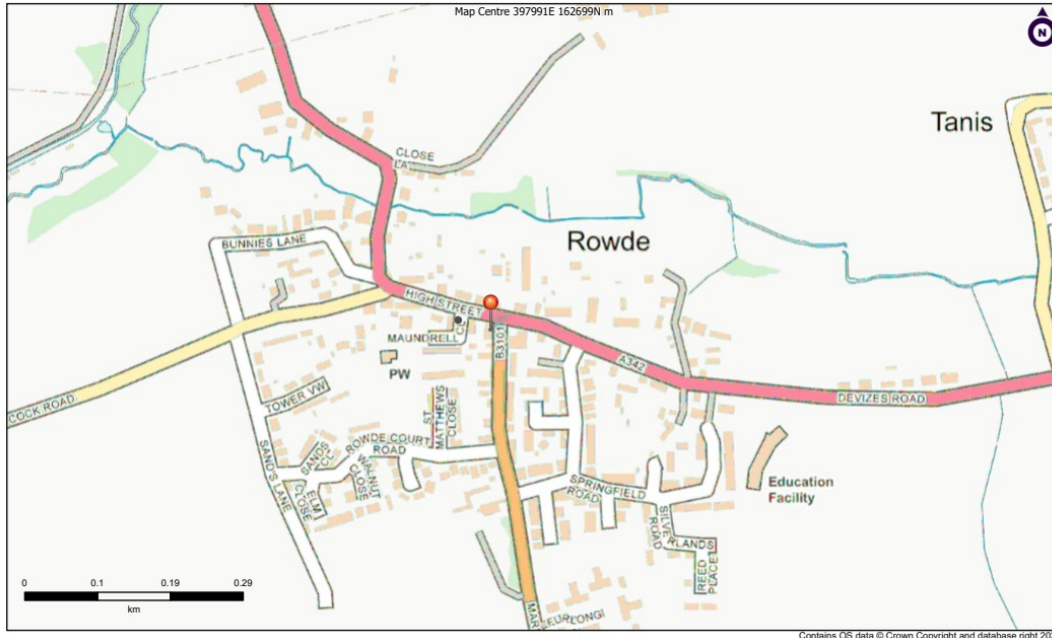
FEBRUARY 2024

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