

CROSS KEYS, EPPERSTONE

EPPERSTONE, NG14 6AD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

This pub is really something special, opportunities like this do not become available very often. The Cross Keys, is situated in the quaint village of Epperstone and is a well-regarded drinking and dining pub known for its welcoming atmosphere, delicious food, and traditional charm. Epperstone is a charming and historic village located in Nottinghamshire, within the Gedling district. It is situated about 7 miles northeast of Nottingham, making it an attractive spot for those seeking a quiet, rural setting within reach of city amenities.

Pub Layout

The Cross Keys boasts exceptional curb appeal and is presented in good condition throughout the entire site, inside and out.

Upon entering through the front door, you're welcomed by a charming traditional wooden bar, well-stocked with a premium selection of lagers, cask ales, and fine wines. To the left, the tap room offers a cosy and inviting space, perfect for relaxing with family or friends over nibbles and drinks. This room features a darts board and a TV screen, ideal for enjoying sports events in a friendly atmosphere. To the right, you'll find the lounge area, which accommodates around 40 covers. This space combines a relaxed sofa area with a variety of tables and chairs, set against a mix of carpeted and wooden flooring. The lounge also benefits from a traditional fireplace, enhancing the ambiance, particularly on chilly winter evenings.

Outside, the pub continues to impress with an expansive outdoor area. A large grassed section is complemented by a decked area, perfect for al fresco gatherings. The generous car park provides space for approximately 20 vehicles.

TRADING STYLE

The Cross Keys is a beloved pub for both locals and visitors, blending the charm of a cosy pub with the appeal of a quality dining experience. A new licensee will have the exciting opportunity to build on the success of this thriving pub and the focus should be on serving high-quality, home-cooked meals, including weekend specials and the all-important Sunday roast. Promotional menus, such as lunchtime offers and "Fish Friday," are likely to be warmly welcomed by the loyal customer base. Reviving popular midweek events, like the quiz night, and introducing new attractions, such as acoustic or soul music evenings, could further enhance the pub's rhythm and appeal throughout the week. Externally, the pub's vast potential truly shines. The expansive beer garden is an idyllic summer spot for hosting events like BBQs or charity fundraisers, providing a perfect setting for customers to enjoy food and drinks in the sunshine.

ACCOMMODATION

Private Accommodation

The Private accommodation consists of three bedrooms, kitchen, bathroom, sitting room and office / store room. A perfect space for a family to call home.

FINANCIAL

Annual Rent: £28,850 (Stepped rent available – £5,200 pa (net) for 4 weeks, then £14,155 pa (net) for 4 weeks, then £21,623 pa (net) for 4 weeks)

Security Deposit: £5,000 or the equivalent of three months' rent,



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Kitchen



Letting Rooms



Car Park

BDM VISION

This is an exciting opportunity! We are seeking an experienced couple or individual with a strong background in food and a proven track record in a similar style of business. The ideal candidate(s) will possess excellent business acumen, strong marketing skills, and a commitment to maintaining the highest standards in both food and service. Consistency is key, ensuring every customer enjoys a top-quality experience. Creativity and innovation will also be essential. You'll need to think outside the box to develop a weekly rhythm that appeals to a broad market. This includes introducing engaging food promotions, varied entertainment, and continuing popular events such as quiz nights while hosting community-focused activities.

