



Cross Keys

11-13 Market Place, Wymondham, Norfolk NR18 0AX

Tenure

To Let

Price

Nil Premium

Rental guide

£28,000

- New 20-year Free of Tie lease
- Town centre pub with prominent trading position
- Two separate bar and restaurant areas (50)
- Approximately 0.5 miles from Wymondham train station
- Three-bedroom private accommodation



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Location

The Cross Keys is situated in the Norfolk market town of Wymondham, approximately 10 miles southwest of Norwich and 6 miles northeast of Attleborough. Located within close proximity to the A11 trunk road linking the A47 and the historic town of Norwich which benefits from a mainline rail service to London Liverpool Street on a regular basis during peak times.

Description

Three storey, mid terraced building dating back to the 16th Century with pitched tiled roof and dormer windows. Two separate bar areas with potential for approximately 50 covers. Three-bedroom private accommodation on the first floor along with a further three eaved rooms on the second floor. Small patio garden to the rear with bench seating for circa 18 customers. Commercial trade kitchen with extraction facilities.

Viewing

Strictly by appointment only through Fleurets' East office on 01223 402 600. Please note, this property has ceased trading and is now closed.



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Trade

No trade is warranted or sold. The premises have previously been let and therefore no accounts are available.

Accommodation

Ground Floor

Customer entrance accessed from Market Place.
Stripped wood flooring, exposed beams and brickwork.
Fireplace with wood burner. Main bar servery with under counter refrigeration. Seating for approximately 30 covers.
Second bar / restaurant trade space, historically used for darts and pool although there is potential to increase the number of covers. Customer toilets.

Ancillary Area

Cellar.
Trade kitchen with a range of commercial cooking, extraction and refrigeration facilities. Stainless prep and under counter storage. Wash and prep area.

First Floor

Private / managers accommodation consisting of:
Double bedroom through to living room, kitchenette and stairs to second floor.
Single Bedroom.
Double bedroom with stairs to second floor.
Bathroom.
Domestic kitchen.
Living room overlooking Market Place and stairs to second floor.

Second Floor

Eaved room with exposed beams, storage and dormer window. Eaved room with exposed beams, shower room and dormer window.

Eaved room with exposed beams and dormer window.

External

Rear patio garden.
Pavement licence for outdoor seating.

Tenure

Leasehold: A new full repairing and insuring free of tie lease for a proposed term of 20 years is available at a guide rent of £28,000 per annum. The rent is subject to annual RPI increases (minimum 2.5% / maximum 5%) and open market rent reviews at every fifth anniversary.

Minimum Capital Required

Applicants must be able to demonstrate a minimum capital requirement to cover six month rent deposit plus VAT, one quarters rent in advance, landlords legal fees of £1,750 and working capital.

Application Procedure

Applicants are invited to submit rental proposals for a new free of tie lease. A free of tie application form must be completed in all cases (available on request). A business plan, forecast profit and loss account and proof of funding must be provided prior to interview.

Planning

We have made enquiries with South Norfolk Council and can confirm that the property is Grade II Listed and lies within Wymondham Conservation Area. Additionally, it is not listed as an Asset of Community Value (ACV). For further information please contact the local authority.



Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sunday to Thursday 11am to 11pm

Friday & Saturday 11am to 12.30am

Playing of recorded & live music:

Sunday to Thursday 11am to 11pm

Friday & Saturday 11am to 12.30am

Business Rates & Council Tax

The property is in an area administered by South Norfolk Council. The 2023 Rateable Value has been assessed at £14,500.

The domestic accommodation is within Band B for council tax purposes.

EPC

The property has an EPC rating of C.

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact:

Mark Phillips

Senior Associate

☎ 01223 402600

☎ 07775 516 674

✉ east@fleurets.com



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Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com