

## Cross Keys Short Heath

Ashmore Lake, Short Heath, WV12 4LB



### Key Features



Monthly Billing



Weekly Billing



Just Add Talent



Private Accommodation

### Overview

The Cross Keys is a beautifully maintained open plan pub, available on our Just Add Talent Agreement

To apply for this pub or for additional information, please contact us directly:



Freephone: 08085 94 95 96  
Mon-Fri 09:00-17:00

Email us at  
[enquiries@starpubs.co.uk](mailto:enquiries@starpubs.co.uk)

Or visit  
[www.starpubs.co.uk](http://www.starpubs.co.uk)

## Trading Area & Facilities

All the facilities are on ground floor level and consists of one large open plan bright and airy trading area with a one bar servery in the centre of the room. There is a large catering kitchen for up to 90 covers accessible from the bar. The cellar is also on this floor and has easy access.

Outside the Cross Keys has a very large grassed garden area with bench style seating accessible form patio doors to the rear of the pub. Also a car park to the side with spaces for up to 30 cars.



## Private Accommodation

The private accommodation consists of 2 x double bedrooms, bathroom, and Kitchen with lounge area. In line with our Ready to Trade Promise, we will ensure the private accommodation is in good condition, so that you can focus on your business.

## Premises Licence Details

## Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
11:00 - 23:30	11:00 - 23:30	11:00 - 23:30	11:00 - 23:30	11:00 - 00:30	11:00 - 00:30	11:00 - 23:30

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## Pub Financials

Estimated Total Turnover	£333,268	Estimated Licensee Share of Pub Profit (20% of Estimated Pub Profit)	£4,954
Estimated Licensee Share (25% of Estimated Total Turnover)	£91,649	Estimated On Target Earnings (25% of Estimated Total Turnover less staff wages plus Estimated Licensee's share of Pub Profit)	£17,249
Less Estimated Wage Costs	£81,651	Licensee Share of Turnover	27.5%
Estimated Pub Profit	£27,067		

## Other SP&B Ongoing Charges

Estimated Buildings Insurance	£0
Estimated Maintenance Compliance Charge	£0
Estimated Inside Track Accountancy & Stocktaking Charge (including tills)	NA

The above figures are provided as a guide only and will be finalised as part of the commercial agreement (please download the rent model from Trading Information section for full financial details).

The above figures and the rent model assume that the agreement includes an arrangement to share machine income. All of our pubs in England & Wales are available without a machine income share agreement and this can be negotiated as part of the commercial agreement.

\* All figures quoted are exclusive of VAT

\*\* FMOP = Fair Maintainable Operating Profit

MISREPRESENTATION ACT 1967.

Whilst every effort has been made to ensure that the contents of this Factsheet are correct, the details quoted within do not form a part of an offer or contract. Star Pubs & Bars Ltd and HEINEKEN UK Ltd accept no liability for any error, opinion or misrepresentation expressed. Anyone intending to make application should take independent advice or judgement and make appropriate enquiries through inspection or otherwise as to the correctness of each detail. They should satisfy themselves that the levels of trade for this business are sustainable and/or profitable.

This information was correct at 18/07/2019

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