



REF: 763

The Cross Keys Inn
24 Bridge Street, Usk, Monmouthshire
NP15 1BG

Leasehold Free of Tie
£50,000



FEATURES

- Free of Tie pub with letting rooms in Usk
- Five en-suite letting bedrooms
- Two character bars areas
- Commercial kitchens
- Beer garden & car parks
- Prime position in historic Monmouthshire town
- One bedroomed owners suite with office
- First time on the market in 18 years

£50,000 for the trade inventory, lease and goodwill plus stock at valuation and rent deposit.



LOCATION

The Cross Keys Inn enjoys a prime position in the heart of Usk, a picturesque market town celebrated for its vibrant community and historic charm. Nestled on Bridge Street, this Grade II-listed coaching inn is surrounded by boutique shops, artisan cafés, and essential amenities, creating an inviting atmosphere for locals and visitors alike. Usk is renowned for its floral displays and riverside walks, offering a lifestyle that blends tranquillity with convenience.

Excellent transport links make the location highly accessible: the M4 and M48 are just minutes away, placing Cardiff within a 30-minute drive and Bristol within easy reach. London is just over two hours by road, and Bristol Airport is approximately 35 miles away, ideal for guests traveling from further afield.

Beyond its central setting, Usk is a magnet for tourism and outdoor enthusiasts. The town is a gateway to the stunning Wye Valley and Brecon Beacons, offering opportunities for hiking, cycling, fishing on the River Usk, and exploring historic landmarks such as Usk Castle and the Priory Church of St Mary. Usk also hosts popular events including the Usk Show, one of the largest agricultural shows in Wales, and the Usk Open Gardens Weekend, attracting visitors from across the region. With its strong community feel, proximity to breath taking countryside, and year-round visitor appeal, The Cross Keys Inn represents a rare opportunity to own a landmark property in one of Monmouthshire's most desirable towns.

THE BUSINESS PREMISES

Front Vestibule

Leading from Bridge Street with quarry tiled floor.

Main Bar & Dining Room

Seats around 40 on multiple levels with extra bar seating and vertical drinking space.

Full of character with mixture of exposed beamed ceilings, stone walls, wooden flooring and a lovely feature fireplace with working open fire.



Sports Bar

Seating around 20 but space for more.

A slate tiled floor, exposed stone walls and beamed ceilings create great character.

The current operators have this laid out with a pool table, dart board and large wall mounted TV.



Bar Servery

Has a panelled wooden front, easily operated by one person and is fully fitted with a range of back bar equipment including back bar fridges, glasswasher etc.

Side Entrance Vestibule (by car park & garden)

With quarry tiled floor, this large vestibule leads to

Gents WC

Well presented with quarry tiled floor, three urinals, wash hand basin and one WC cubicle.



Internal Vestibule

Quarry tiled floor & leading to

Ladies WC

Well presented with two WC cubicles wash hand basins.

Commercial Kitchen

Fully fitted with non-slip floor, tile walls and a full range of equipment including commercial extraction unit, 6 ring commercial hob and oven, gas griddle, deep fat fryers, commercial microwave ovens, stainless steel workstations and deep double bowl sink unit. A full inventory will be provided.



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Kitchen Prep/Cold Store

A large room with quarry tiled floor, stainless steel workstations together with fridges and freezers.

Beer Cellar

LETTING ACCOMODATION

Approached by guests via the vestibule, a further vestibule leads to guest stairway to first floor.

First Floor Landing

With access to all letting rooms, storeroom and a second stairway leading to the bar.

Letting Room 1

Double room with ensuite shower room, WC & wash hand basin.

Letting Room 2

Double room with ensuite shower room, WC & wash hand basin.

Letting Room 3

Family room, sleeps 4 with sofa bed, ensuite shower room, WC & wash hand basin.

Letting Room 4

Double room with ensuite shower room, WC & wash hand basin.

Letting Room 5

Double room with ensuite bathroom, WC & wash hand basin.



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OWNERS QUARTERS

Located on the second floor

Large Lounge

With heavy beamed ceiling with access to

Double Bedroom

Stripped wooden floor & beamed ceiling.

Office/Dressing Room

Shower Room

With shower, WC & wash hand basin

OUTSIDE

Adjacent to the kitchen is a fenced storage area.

Beer Garden

Located to the side and rear easily seating around 65, this area has a mixture of patio flooring and wooden decking and is mostly covered by gazebos.

Car Park

To the rear with 20 spaces

THE PROPERTY

Is a grade II listed detached property, well presented throughout with gas central heating and full mains services.



THE BUSINESS

Has been owned and operated by the freehold owner for the past 18 years.

At present the business is open from 4pm during the week and 12 noon on weekends.

Trade is driven by wet sales, sky sports and music every 6 weeks.

Trading information will be provided upon signing of an NDA.

TENURE

A new FRI, free of tie commercial lease will be granted. Protected by the landlord and tenant act.

Rent in year one is reduced to £25,000

Headline rent is £32,500.

The rent deposit will be in the sum of £8,125.

Rateable Value

From April 2026 is in the sum of £11,500.

This business should qualify for small business rates relief resulting in zero rates payable.



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
Please Email: bruce@sprosen.com

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