



## RAILWAY INN, HUDDERSFIELD HUDDERSFIELD, HD1 6LJ

**AGREEMENT TYPE:**  
LONG TERM AGREEMENT (5 YEAR TENANCY)

**YOUR INVESTMENT:**  
£7,000

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Railway is a traditional Yorkshire stone pub located on a corner of the busy A641 Huddersfield to Bradford Road. The pub is in a prime location surrounded by local housing and small businesses, giving a great catchment area from which to draw regular custom.

#### Pub Layout

The Railway has a traditional decor in keeping with the era of the building. The front entrance leads into a main bar serving three areas – bar and lounge to the left and pool room to the right. The bar is well stocked with a good range of products including cask ale and catering for a loyal regular clientele. The pub features a mix of fixed and loose seating, and the three areas can easily be sectioned off for small group gatherings. Externally to the rear there is a covered smoking shelter, and picnic seating to the front of the site where locals can enjoy a drink and watch the world go by.

### TRADING STYLE

The Railway Inn is a popular locals pub with a great reputation for sports viewing and pub sports teams. They have an established regular entertainment programme with quiz nights and live music being popular and well supported. There is no catering kitchen at the site, although there would be scope for a small hand-held food offer to be developed to offer an additional revenue stream.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is in good order and consists of three bedrooms, kitchen and a bathroom.

### FINANCIAL

**Annual Rent:** £9,250

**Security Deposit:** Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £2,000

**Stock:** £2,000

**Business Rates:** £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

**Fixtures and Fittings:** to be confirmed upon valuation – funding options available for the right licensee.

**Tie:** All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**

### BDM VISION

I am looking for an individual or couple who ideally have some local knowledge and be prepared to support the pub's teams, as well as ensuring the pub continues to be at the heart of the community. Good retail standards and vibrant marketing plan will ensure the Railway is the go to pub in the area.



3+ Private  
Bedrooms



Cask Ale



Live Music



Sports Teams



Beer Garden