admiral
TAVERNS



RAILWAY, SHEFFIELD

SHEFFIELD, SOUTH YORKSHIRE, S9 1BE

- Prominent roadside location
- Zero business rates*
- Fantastic community local

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Railway is a detached pub situated in a prominent raised position just off the main road on the outskirts of Sheffield, a ten-minute walk from the busy Meadowhall shopping complex. The pub benefits from its proximity to nearby residential areas, local amenities, and factory units, all within walking distance. Located north of Sheffield, the pub is approximately five miles from the city centre, which has a population of around 550,000. Sheffield boasts excellent transport links by road, M1 motorway and trains from the city centre with direct links to Leeds and Birmingham. The city's bus network also provides comprehensive coverage of Sheffield and its surrounding areas, with links to other towns in South Yorkshire and beyond.

Pub Layout

The pub operates from two compact rooms: a main bar and a lounge, both serviced by a central servery. At the rear, a small lobby contains both the gents' and ladies' toilets. The lounge, located on the right, seats up to 20 people with a combination of fixed benches and loose seating, complemented by a carpeted floor and soft furnishings. On the left, the bar features benched and loose low-level seating, wooden floors, and flat-screen TVs. Additionally, a compact but well-equipped kitchen is located off the lounge. Outside, the pub offers a small front patio, a large enclosed garden with decking to the side and rear, a smoking shelter, and a rear car park accommodating up to 10 cars.

TRADING STYLE

Located in a prominent main road location, this wet-led community pub is a local favourite, attracting regular footfall from nearby factories and residential neighbourhoods. Known for its cosy atmosphere and strong sense of community, the pub offers a warm welcome to all who walk through its doors. The pub's popularity is enhanced by its strong rhythm of the week, including quiz nights, karaoke, and televised sports, making it a go-to spot for social gatherings. Additionally, its well-loved Sunday lunch food offer adds to the pub's appeal, drawing in both regulars and new visitors alike. With a loyal customer base and a reputation for being a hub of local activity, this pub is more than just a place to drink—it's a cornerstone of the community.

ACCOMODATION

Private Accommodation

The private accommodation can be found on the first floor and consists of two large bedrooms, lounge, kitchen, bathroom and office.

FINANCIAL

Annual Rent: £15,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
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 may be 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

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

BDM VISION

Admiral Taverns is on the lookout for an experienced licensee to take charge of a thriving and well-loved community pub. This pub is perfect for an individual or couple with strong local knowledge and a passion for community involvement. Someone who can immerse themselves in the local community and understand the needs and desires of the clientele and bring fresh ideas to the business, building on the solid foundations already cemented by the current licensee. Enhancing the pub's appeal with a strong marketing plan to drive footfall and ensure the pub remains an integral part of the local community is key to this business thriving.