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TOP RAILWAY, SHEPSHED, ADMIRAL TAVERNS, 17 08 23, 22493 - SCHEME TM

TOP RAILWAY, SHEPSHED SHEPSHED, LE12 9NR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Description

The Top Railway is situated in Shepshed which is a small market town in North-West Leicestershire. Approximately four miles west of Loughborough and close to the M1 motorway, the Top Railway is well-connected to Leicester, Nottingham and Derby. Surrounded by housing it is a true community pub, occupying a substantial detached building on a corner plot and boasting a prominent position on the Charnwood Road. The town of Shepshed has a variety of local shops, cafes, restaurants, bars and pubs, making it a bustling hive of activity for socialising and the residents from the local quaint villages often frequent the area in both the daytime and evening.

Pub Layout

On entering the Top Railway, you are greeted with the wall length, well-stocked bar servery, which gives easy access to all areas of the pub and on busier nights is often a spot for customers to stop and enjoy a drink and a chat. To the right of the bar you will find the popular pool table and darts board, which are regularly used by the locals and the weekly sports teams. The opposite side of the pub has a more relaxed feel, with plenty of loose and fixed seating and is balanced with both carpet and wooden floor. Externally, there is a great space with an enclosed beer garden, perfect in the summer months to enjoy al fresco drinking with friends and family. The car park can hold around 10 cars although most locals take advantage of the short walk and fresh air.

TRADING STYLE

The Top Railway has a strong community focus, with a solid base of regular customers. Hosting both a pool and darts teams and also plenty of weekend music entertainment in the form of a DJ or karaoke. There have also been occasional mid-week activities on at the pub including bingo and kids fancy dress parties which have proven popular. Currently you will find leading industry brands on the back of the bar with a good variety and selection, and the pub currently operates Monday to Thursday, 2pm – 11pm and Friday to Sunday, 12pm – 12am.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms, a sitting room, kitchen and bathroom.

FINANCIAL

Annual Rent: £16,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

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 categories in exchange for an annual fee.

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



Sports Driven



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Live Music



Sports Teams



Car Park

BDM VISION

There’s clear potential to broaden the Top Railways appeal by introducing a more diverse weekly rhythm of the week such as quiz nights, bingo, or raffles and the opportunity to introduce a Cask Ale offer to the site could see a whole new customer base driving the footfall. A simple back-bar food offering, like pies, baps, or pizzas, could also enhance the pub’s offering without requiring a full kitchen setup, providing another welcome additional revenue stream. Introducing Sky or TNT Sports could also be a way to attract more customers, particularly on match days and special events. The beer garden presents another opportunity for growth, especially in the summer, by hosting community events and family-friendly activities.

Admiral Taverns are looking for an individual or couple who are familiar with the local area and who understand the local demographics. This is a great pub and has bags of potential and the new licensee should identify these opportunities and grab them with both hands. The vision and business acumen to drive this opportunity forwards is essential, along with the skill set to deliver excellent customer service and standards. The ability to promote and market the pub will be essential and this needs to be utilised, not just to the local community but also further afield. An external redecoration is planned for this site, however, this is subject to Board Approval and will only be completed upon the right licensee signing a 5 year tenancy agreement.



Sports Driven



Community Local



Food Preparation Area



3+ Private Bedrooms



Cask Ale



Live Music



Sports Teams



Car Park