admiral
TAVERNS



RAILWAY INN, BRISTOL

CLUTTON, BS39 5PD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£20,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Railway is a substantial village pub situated in the heart of Clutton, offering a rare opportunity for a new licensee to establish themselves at the centre of the local community. With a prominent village location, generous customer space, a good sized car park and attractive outdoor areas, the pub has plenty to offer both local residents and customers from the surrounding villages.
Clutton is a well established Somerset village with a strong community identity, situated around 10 miles south of Bristol. The village benefits from its position along the A37, providing road connections towards Bristol, Shepton Mallet and the wider Somerset area. The A39 also offers links towards Bath and Wells, while local bus services connect Clutton with nearby towns and communities. Surrounded by attractive countryside and within reach of the Mendip Hills, the area offers plenty for walkers, cyclists and those looking to enjoy village life. With a local primary school, village hall, football club and a range of community groups, Clutton has an established local population and a real sense of community.

Pub Layout

The Railway is a substantial pub with two distinct trading areas, served by a central bar servery. The main trading space offers seating for over 60 customers, providing a welcoming environment to enjoy a drink, socialise and watch live sport. The second trading area is currently set up as a dedicated sports room, with an existing snooker table and darts facilities. This provides an excellent opportunity for a new licensee to establish regular snooker and darts teams, organise leagues and competitions and create another reason for customers to visit throughout the week.
The pub also benefits from a separate function room, offering flexibility for private hire, celebrations and community events. Externally, there is a good sized beer garden with additional seating, alongside a customer car park. A commercial kitchen with electric cooking facilities provides the opportunity to introduce and develop a food offer. With its flexible trading space and range of existing facilities, The Railway offers an exciting opportunity for a new licensee to develop the business, reconnect with the local community and establish the pub as a popular

TRADING STYLE

The Railway is a predominantly wet led village pub, with an approximate 70/30 split between drinks and food. The business centres around a strong drinks offer, with a range of premium lagers, beers, ciders, wines and spirits. There is currently no cask ale offer, presenting an opportunity for a new licensee to review and develop the drinks range.
Food is served at selected times rather than operating as an all-day food business, with the commercial kitchen providing facilities to support the existing offer. This allows the pub to maintain its focus on drinks and socialising while still catering for customers looking to enjoy a meal. There is scope for a new licensee to rediscover the food offer and explore opportunities to develop it further.
Live sport is an important part of the pub's trading style, with Sky and TNT Sports available across its two distinct trading areas. The separate sports room is already equipped with a snooker table and darts facilities, providing entertainment for regular customers and a good foundation for local teams and leagues.
The pub also benefits from a separate function room and outdoor seating area, providing additional spaces for customers to socialise and enjoy the pub. There is a real opportunity for a new licensee to build on the existing offer, reconnect with the local community and bring fresh energy to The Railway, establishing it once again as a welcoming and popular village local.

ACCOMODATION

Private Accommodation

The private accommodation is well presented with 3 bedrooms, kitchen, lounge and bathroom.

3+ Private Bedrooms | Beer Garden | Car Park | Function Room | Kitchen | Food Preparation Area | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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FINANCIAL

Weekly Rent: £627.00
Estimated Annual Turnover*: £327,726
Security Deposit: £8,150
Working Capital: £5,000
Stock: £6,850
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.

BDM VISION

The Railway is a rare opportunity to take on a substantial village pub in the heart of Clutton. The opportunity has become available due to unforeseen personal circumstances affecting the current licensee, rather than any planned change to the business, giving a new licensee the chance to take on an established pub and make it their own.
Our vision is to establish The Railway as a thriving, wet led community local, built around a great drinks offer, live sport and regular entertainment. With two distinct trading areas, a separate function room, commercial kitchen, beer garden and customer car park, the pub offers plenty of potential for someone with the enthusiasm and drive to develop the business and make it a real focal point for the local community. The existing snooker and darts facilities provide an excellent foundation, and we would encourage a new licensee to build on these by establishing local teams, leagues and competitions that give customers a reason to return and create a regular weekly trade.
Food should complement the business rather than become its main focus. With a commercial kitchen already in place, there is an opportunity to develop a small, manageable food menu that can be offered consistently, giving customers another reason to visit and providing an additional income stream without taking away from the pub's core wet led identity. The incoming licensee will have the flexibility to shape the food offer and trading hours around their own strengths, customer demand and the needs of the local community.
Making the most of the beer garden, function room and separate trading areas will be key to maximising the pub's potential. Just as importantly, there is an opportunity to rediscover what makes The Railway a great village pub, reconnect with the local community and build relationships with residents, groups and local organisations.
We are looking for a hands on, community minded licensee who understands the importance of creating a welcoming atmosphere and giving people reasons to come together. Someone with a passion for sport, entertainment and community involvement, alongside the business skills to manage and develop a successful pub, could make The Railway a real asset to Clutton.


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