



## RAILWAY INN, LEAMINGTON SPA

LEAMINGTON SPA, CV31 2DL

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

**YOUR INVESTMENT:**  
**£7,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Railway Inn pub is situated in the town of Leamington Spa, a town in Warwickshire. The pub stands on Clemens street in the market town of Leamington surrounded by secondary shops and housing. A good spot for the locals to unwind, relax and enjoy. Warwick university is in close proximity expanding the pubs reach to students in the area. The pub also has great transport links with direct trains to London Euston from Leamington Spa station just 300m away. Admiral taverns invested in The Railway in 2019, with a new signage scheme and a complete new décor.

#### Pub Layout

The pub is accessed via the front door, you will enter into a vibrant and eclectic bar area containing both fixed and loose seating and a small bar. An additional bar area boasts a pool table and more seating, as well as plenty of room for vertical drinking in busier periods. The external courtyard has outdoor seating, and is utilised all year round.

### TRADING STYLE

The pub boasts a generously stocked bar featuring an extensive range of beverages, ranging from cask ales to premium lagers and on-trend spirits. An engaging entertainment schedule is the cornerstone of this pub, offering team sports, Sky TV, and community events like quiz nights. Music has been a hit in the past, and the incoming tenant will need to maintain this tradition. A robust marketing strategy is imperative to attract daytime customers in the busy town centre, while also enticing evening drinkers with an attractive entertainment line up and sports.

### ACCOMMODATION

#### Private Accommodation

There is a large private accommodation located above the pub consisting of three bedrooms, separate bathroom and toilet, kitchen and a large lounge.

### FINANCIAL

**Annual Rent:** £10,000

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

**Working Capital:** £3,000

**Stock:** £1,000

**Fixtures and Fittings:** Upon Valuation – funding options available for the right licensee.

**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.

**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

This busy town centre pub needs an enthusiastic licensee with a strong vision for the pub. Rhythm of the week is to include live music and sports, including pool and darts teams to attract customers from the local community. Located within walking distance to the train station and a university, the licensee should look to attract a range of visitors and appeal to the wider community. High standards and first class customer service should be at the forefront of this pub and will put it ahead of its



3+ Private  
Bedrooms



Cask Ale



Live Music



Sports Teams



Beer Garden