



## RAILWAY INN, LEAMINGTON SPA LEAMINGTON SPA, CV31 2DL

**AGREEMENT TYPE:**  
**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 and resides within walking distance to the main train station of Leamington Spa just 300m away. This is a traditional two bar pub with a rear courtyard. 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. Admiral taverns invested in this gem of a pub in 2019 with a new signage scheme and a complete new décor.

#### Pub Layout

The Railway Inn is a traditional two bar operation with outdoor seating in the courtyard to the rear of the property. The pub is in great condition new décor that gives the pub a fresh and light feel, we also invested in a vibrant and eclectic mix of furnishing throughout. Externally there is a quaint enclosed courtyard which is utilised all year round.

### TRADING STYLE

The Pub has a well stocked bar with a vast range of products including cask ales, premium larger and market trend spirits. A strong entertainment programme is a must for this great pub, including teams sports, Sky Tv and community nights such as quiz evenings. Music has previously been popular and the new tenant would look to continue this. A strong Marketing plan is essential to draw in passing day time trade as well as capturing the evening drinkers with an entertainment programme and team 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:** £22,000 (additional support available)

**Security Deposit:** £3,000

**Working Capital:** £3,000

**Stock:** £1,000

**Fixtures and Fittings:** 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.

**Training:** £325 plus VAT

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

### BDM VISION

A traditional vertical drinking wet led pub serving fine cask ales, world beers, good wine and both quality and premium spirits. A good quality local with the opportunity to grow business by engaging with locals and visitors alike. Located within walking distance to the train station and also a student town, we would like the new licensee to attract a range of visitors and appeal to the wider community. We would encourage the

