admiral
TAVERNS



RAILWAY INN, DROITWICH

DROITWICH, WR9 9AY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Railway is indeed a charming and welcoming pub located in Droitwich Spa, set against the backdrop of the beautiful Worcestershire countryside. Nestled beside the canal, it offers both a scenic view and a peaceful atmosphere. Its historical significance and the recent restoration of a traditional mooring post add to the character and charm of the venue, making it a perfect spot for both locals and visitors. Droitwich Spa's prime location offers visitors easy access to the vibrant city life of Birmingham, just over 20 miles away, while still enjoying a peaceful rural retreat. The town is conveniently accessible by train and local bus services but also by car via the M5 motorway.

Pub Layout

The pub benefitted from recent external investment, with new signage greeting you upon arrival. The Railway Inn has two distinct areas which are parted with a traditional horseshoe bar. As you enter the pub you are welcomed with traditional décor, exposed brickwork, and to the left-hand side of the room is a cosy log burner, approximately ten tables (although there would be room for more as it could be easily transformed into a more relaxed dining area) and a large TV for entertainment. To the right-hand side there is a further eight tables with a darts board and a music system, great for any events to draw in the locals and visitors to the area. The compact, yet functional, commercial kitchen is directly accessed from this area. Outside, the pub benefits from a beer garden and a covered patio area with seating that overlooks the canal which people take full advantage of in the warmer months. The pub can also be accessed from the car park up a flight of stairs or directly from the road. The car park holds around eight cars.

TRADING STYLE

The Railway Inn currently trades as a drinks focused pub, there is a wide selection of products available from world lagers to cask ale. There is also a wide range of spirits in line with current market trends and world favourite wines. There is huge potential for the new licensee to relaunch the food offering. The local community would welcome a traditional homecooked menu, where the new licensee implements good quality food whilst being competitively priced. Not forgetting, a hearty and traditional Sunday dinner offering. Entertainment is popular at the weekends, this can range from live artists to discos – catering for all ages.

ACCOMODATION

Private Accommodation

The private accommodation consists of a 2 bedrooms, office space, kitchen, bathroom and living room.

FINANCIAL

Weekly Rent: £257.69
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil 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. Please note, this only applies to pubs marked with an Asterix *
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

Beer Garden | Car Park | Cask Ale | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

Due to ill health we are looking for a new licensee for Railway, Droitwich. This is a great opportunity for a local or couple looking to start off in the industry. This is a superb location within the community that has great appeal to the many locals and also the non-familiar guests using the canal and/or who are visiting Droitwich. I am looking for a licensee with great personality who has passion and pride for customer service and creating a great rhythm of the week engaging with the local community at every level with entertainment and teams being critical to its success. Food will play a part of the business and will need to be built into the new licensees business plan. You will have an outstanding eye for detail and standards must be first class. Your business plan will be a working document that will live and breathe throughout the journey of putting the Railway Inn Droitwich on the map.


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Car Park


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