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TAVERNS





RAILWAY INN, HUDDERSFIELD

HUDDERSFIELD, HD1 6LJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Railway is a traditional Yorkshire stone pub, prominently positioned on a corner plot along the busy A641 Huddersfield to Bradford Road. Situated within the market town of Huddersfield, the pub enjoys a prime location surrounded by established residential housing and a range of small local businesses, providing a strong catchment area and consistent passing footfall. Set at the foot of the Pennines, the pub benefits from excellent transport links, with regular train services connecting to Leeds, Manchester, and Bradford, as well as local bus routes serving nearby towns. In addition, easy access to the M62 ensures strong road connectivity, making The Railway highly accessible for both local customers and visitors alike.

Pub Layout

The Railway retains a traditional décor that reflects the character and heritage of the building. The front entrance opens into the main bar, which serves three distinct yet connected areas: a bar and lounge to the left, with a pool room situated to the right. The bar itself is prominently positioned on the corner of the room, clearly visible from all areas, and is well stocked with a strong range of products, including quality cask ales. Throughout the pub there is a comfortable mix of fixed and loose low-level seating, complemented by high bar stools that help preserve a classic, traditional atmosphere. Televisions are positioned around the venue to show live sport, while the dedicated sports area includes a pool table, making it a popular focal point for customers. Each of the three areas can be easily sectioned off, offering flexibility for small group gatherings or private use. Externally, the pub benefits from a covered smoking shelter to the rear, along with bench seating to the front of the site, providing an ideal spot for locals to relax and socialise.

TRADING STYLE

The Railway Inn is a popular local pub with a strong reputation for live sports and pub teams, attracting a loyal and regular customer base. It offers a well-established entertainment schedule, with quiz nights and live music that are consistently well supported. While there is no catering kitchen, there is scope to introduce a small hand-held food offer to create an additional revenue stream.

ACCOMODATION

Private Accommodation

The private accommodation is in good order and consists of three bedrooms, kitchen and a bathroom.

FINANCIAL

Weekly Rent: £177.18
Estimated Annual Turnover*: £
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,000
Fixtures and Fittings: to be confirmed upon valuation – funding options available for the right licensee.
Business Rates: £Nil. 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.
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.

3+ Private Bedrooms | Beer Garden | Cask Ale | Live Music | Sports Teams

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BDM VISION

We are seeking a licensee or couple with strong local knowledge who can truly embed themselves at the heart of the community. The ideal candidates will be confident marketers, capable of promoting the business across all platforms to drive awareness and engagement. They will build upon the pub's existing sports teams, nurturing and expanding them while introducing new opportunities to attract wider participation. Through active community involvement, effective marketing, and a passion for sport and social connection, they will be well placed to increase footfall, grow sales, and establish the pub as a thriving local community hub.

FUTURE PLANS

The exterior of the pub will be enhanced with striking new signage and feature lighting, complemented by refreshed decoration and newly painted fencing to create a welcoming first impression. Internally, the bar and lounge areas will benefit from newly upholstered seating and plush new carpets, providing a comfortable and inviting atmosphere. A dedicated sports area will be created by removing fixed seating and introducing a specialist darts zone, complete with attractive wooden flooring to define the space and enhance usability. The bar servery will be repainted to seamlessly align with the newly decorated interior, alongside upgraded optics and improved lighting to elevate the overall look and functionality. Both the ladies' and gents' toilets will be fully refreshed with new urinals and toilets, modern vinyl flooring, stylish vanity units, and updated décor designed to complement the pub's new interior style.

The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.


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