admiral
TAVERNS



RAILWAY, MARSDEN

MARSDEN, HD7 6DH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

This refurbished pub is located in the quaint village of Marsden in West Yorkshire, which is in the South Pennines close to the Peak District. As the name suggests, it is located opposite the local railway station in Marsden which has links to Huddersfield, Manchester, Leeds and Hull. It is a large, detached, double fronted pub with on street parking, located at the top of the hill looking down into the village and is also situated adjacent to the Huddersfield Narrow Canal which has the longest canal tunnel in the UK. With a population of around 4,000, Marsden is very much a hub of village life, with music festivals, and cultural events throughout the year, including the local legendary Cuckoo festival. With regards to footfall, in addition to the various themed nights, teams and market, there is always a stream of people from the trains throughout the week and also visitors to Marsden Moor across the road, as well as a large number of Ale Trail walkers who frequent every Saturday, making the Railway a must stop venue.

Pub Layout

The pub is fairly open plan yet retains a cosy feel and does have a small snug area which could be used for small functions or meetings or even as a separate dining area. The general feel is traditional in nature with the dark wood furniture and prominent wooden bar tying everything together with the wooden effect panelling around the walls. The flooring is a complimentary mixture of patterned tile around the bar, coupled with dark wood flooring and carpet elsewhere. There are three separate fire places in the pub, 2 of which are log burning, and the entire area could comfortably accommodate around 60 people on a combination of vertical and low level seating. There is a pretty paved seating area to the front of the pub, currently set for around 20 people, where trains and canal boats can be seen passing by along with well tended rear courtyard and decking areas at the back of the property, including 3 colourful pods and many benches accommodating around 70 people. There is a also a well equipped kitchen off the main thoroughfare and a wash area and storage room off the back of the bar.

TRADING STYLE

The pub is well known in the community for being the place to go to enjoy drinks with family and friends and is supported well by being on the circuit of the ale trail. During the week, the pub has a good programme in place with darts teams and quiz nights on offer with room for development on this. The pub trades on a 80/20 split to wet, offering Sunday dinners and themed nights.

ACCOMODATION

Private Accommodation
The private accommodation comprises of three bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £365.38
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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 | Function Room | Kitchen | Live Music | Open Fire | Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

Admiral Taverns are preferably looking for the successful applicant to be a local who will know the market well and be able to create a community pub atmosphere through live entertainment and activity nights, alongside a daily food offer.


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Cask Ale


Function Room


Kitchen


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