Sale

THE RAILWAY

A friendly local pub in Sale with live sports



OVERVIEW

Our Operator Partnership is a 3-year service agreement without a large upfront cost, giving you the chance to be your own boss while keeping overheads low. You'll be self-employed, running a Robinsons pub through your own limited company, with no rent, utility bills or property repairs to manage. We provide the basics you'll need to run the pub and attract the customers, so you can focus on serving your customers. Private accommodation is included, and you'll receive 20% of the previous week's turnover.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

FMT: Please note that this assessment is based on the “fair maintainable trade” that can be achieved by a “reasonably efficient operator”.

Potential turnover	**£10,000**
Agreement Type	**Operator Partnership**
Potential profit before staffing	
Weekly rent	**N/A**

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

Total ingoing costs	**5,000**
Deposit	
Induction and training	

THE DETAIL CONTINUED

TRADING STYLE

The Railway is a well-established canalside pub in the heart of Sale, offering a vibrant and welcoming atmosphere that appeals to a broad customer base. Renowned locally for its live entertainment, the pub has built a strong reputation for hosting an eclectic mix of live bands, DJs and community events, making it a focal point for the town's social scene. Going forward, The Railway will strengthen its position as a cask ale pub by introducing an additional four hand pulls alongside an enhanced draught beer range. Thriving in great beer, exceptional entertainment and a lively customer experience.

- Community local
- Live entertainment

TRADING SPACE

The Railway is a substantial pub offering an impressive amount of space both inside and out. Upon entering, customers are welcomed into the main bar, which serves all trading areas and features a mix of fixed and loose seating. This central space is ideally suited to live entertainment, with a dedicated area for bands, DJs and events. To the left sits a cosy snug, perfect for those seeking a quieter drinking experience. To the right is a flexible additional bar area that can either be opened up to create one large trading space or used independently for functions and private events. Outside, a spacious hard-landscaped beer garden provides seating for up to 12 picnic benches.

- Function room
- Beer garden

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

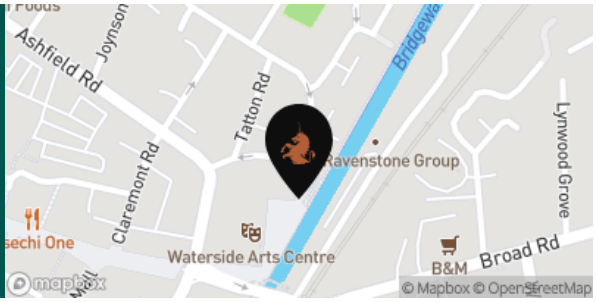
The private accommodation is located on the first floor of the pub. In brief it comprises of: Three bedrooms, two with en-suite bathrooms, office, kitchen, lounge and bathroom.

LOCATION

Ideally situated close to Sale Town Centre, The Railway benefits from a strong mix of established residential neighbourhoods, local businesses and a busy commuter catchment. Located near Sale Metrolink station, the pub enjoys excellent transport links and high footfall, while nearby attractions including Sale Waterside and the Bridgewater Canal help draw visitors throughout the week, boosting trade and community appeal.

THE RAILWAY

35 Chapel Road,
Sale,
M33 7FD



THE DETAIL CONTINUED

BDM VISION

I am looking for an Operator who can really submerge themselves within a community pub. Driven by creative ideas and able to deliver on targets, the new Operator of the Railway is in a rare position to take on an opportunity to join us on a journey to reposition the pub as a real beer shrine. Concentrating on quality cask ales and a great draught range, with tabletop games and a welcoming atmosphere. There is scope and opportunity to increase sales and create a consistent rhythm of the week and to get involved with local groups and charities.



Alex Kitchen
Business Development Manager

DIGITAL PRESENCE

- **Pub Website**
- **Google Maps**
- **Facebook**
- **Instagram**

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

DEMOGRAPHICS

The Railway is located in the heart of Sale, an affluent and highly desirable South Manchester town with a population of around 62,500. The area is characterised by a strong mix of professionals, families and affluent retirees, with high levels of home ownership and above-average household incomes. Excellent schools, strong transport links and a vibrant town centre make Sale a popular residential location, providing the Railway with a broad and affluent customer base.

THE DETAIL CONTINUED

RESOURCES & SUPPORT

At Robinsons, we're committed to making sure every one of our Operator Partners feels confident and fully supported throughout the onboarding journey. That's why we provide a comprehensive training course along with ongoing support across every department.