

A great community pub in Handforth

THE RAILWAY

Handforth

INTERESTED?



0161 612 4112



recruitment@frederic-robinson.co.uk

OVERVIEW

The Railway is a traditional community pub situated in the heart of the suburban town of Handforth, located between Wilmslow, Heald Green and Styal. The Railway, as you can tell from its name, is located on the Crewe line to Manchester with the station directly opposite. The pub itself has a strong community feel, with live entertainment at the weekends and darts teams and quizzes during the week. The pub is of a considerable size with a snug room to the right of the pub as you walk in with seats for around 10-12 people and the darts board. The main bar area is also of a generous size, with a separate room to the left. There is an L shaped bar which services both the snug area and the main bar. The bar is well stocked currently serving an array of kegged lagers and ciders, as well as two hand pulls there is an excellent choice of spirits and wines. The main area, then proceeds out to the large patio area that overlooks the railway line, with a small garden area below this. There is a large carpark attached to the pub, and a double garage. Robinsons are looking for new licensees to push the wet offering here at the Railway. There is a fantastic newly put in kitchen in the pub that also needs to be utilised with a good food offering. The new licensees will want to involve themselves with the community of Handforth. This is a gem of a pub, looking for a new licensee.

THE FIGURES





Accommodation

£0

Beverages

£275,583

Food

£39,000

Rent

£25,311

Potential turnover

£318,583

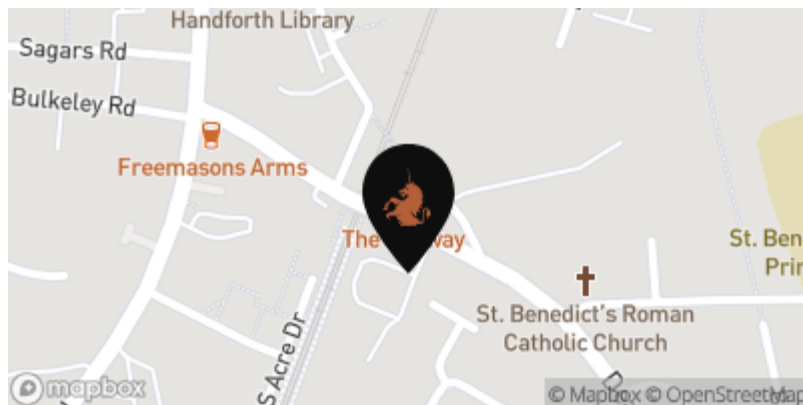
THE DETAIL

LOCATION

Handforth is a suburban town between Wilmslow, Heald Green and Styal in Cheshire. It has fantastic, easy, access to the city centre from the train station (next to the pub) and the bus links. The area is also conveniently close to the M56 and M60 Manchester ring roads.

THE RAILWAY

Station Road,
Handforth,
Wilmslow,
SK9 3AB



BARRELAGE

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

FMT Barrelage	200
Current MAT Barrelage	110
1 Year ago MAT Barrelage	76
2 Year ago MAT Barrelage	54
3 Year ago MAT Barrelage	113

LEVEL OF INVESTMENT

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

4 Week's Rent	£1,947
Trading Deposit	£6,000
Professional Fees	£1,976
Stock & Glassware	£4,000
Fixtures & Fittings	£0
Sub Total	£13,923
Potential Turnover	£318,583

ACCOMMODATION

TRADING

The Railway is a traditional whitewashed local community pub. The front of the pub is adorned with beautiful window boxes and hanging baskets, making passers by want to stop. As you enter the pub you are met with the traditional interior of a community pub, with the bonus of train memorabilia throughout. To the right of the main door, there is a small snug area, with seats for around 10-12 people; this is also where the darts board is situated. Walking into the pub you will find the well-stocked L shaped bar, which services the snug room as well as the main bar area. The main bar area has a mix of high tables as well as traditional tables and chairs as well as some bank seating areas. There is seating for around 60 people within the main bar area. To the rear and side of pub, you will find a fantastic patio and garden area, overlooking the main Crewe railway line. There are seats out here for around 40 people. There is a newly refurbished kitchen area to the rear of the pub which is all fully equipped. There is a six-ring burner hob and double oven, as well as double fryers and the bonus of a tandoori oven. The carpark is of a large size with parking for around 20 cars.

PRIVATE

There are two flats in the Railway. The top floor has a self-contained two-bedroom apartment with lounge, bathroom and kitchen. You have to access this through the first-floor apartment. The first-floor apartment is also of a large size with three double sized bedrooms, a large kitchen, lounge and bathroom.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/the-railway-handforth>



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