



The Railway Inn

Calverley Bridge, Calverley, Leeds LS13 1NR

Leasehold £60,000

- North Leeds
- Detached 19th century building
- Two trade areas
- Spacious private accommodation
- Large beer garden and parking
- Net turnover £458,000 per annum

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LOCATION

The Railway Hotel is located in Calverley, a village situated in the northern part of the city of Leeds, West Yorkshire, just off the A6120 (Horsforth Road) and about ten miles from Leeds city centre. Nestled between a nature reserve, a canal and the River Aire, the area is extremely popular with walkers and visitors all year round. With excellent online reviews, this pub is the choice establishment for locals and tourists alike to visit to enjoy a drink in beautiful surroundings.

A detached public house situated in a beautiful village, this two-storey property has been tastefully renovated to a high standard and in a style that is sympathetic to the building (which is understood to date from the mid-19th century). It is of brick construction under a pitched slate roof.

The property briefly comprises:

TRADE AREAS

Entrance to the front of the property from the car park. You are welcomed into a large SERVERY area that serves both sections of the pub. This trade area retains plenty of charm and character. It has seating for 30 and provides access to the other area of the pub.

To the rear of the main servery area is the second trade area which has views over the beer garden. The room has a fireplace and large windows giving it a comfortable and airy feel. Capacity of 40.

Both trade areas are of a high standard and in keeping with the period of the property.

GENTLEMEN'S and LADIES' TOILETS adjacent to main bar area.

The Railway Hotel is serviced by a CELLAR accessed from the side of the property.

Well-equipped CATERING KITCHEN and various cold and dry storerooms offset. In addition, there is a WASHING up area with wash basin.

OWNERS ACCOMMODATION

Located on the first floor is spacious private owner's accommodation comprising THREE DOUBLE BEDROOMS, MODERN EAT-IN KITCHEN, BATHROOM and large LIVING ROOM.

EXTERNAL

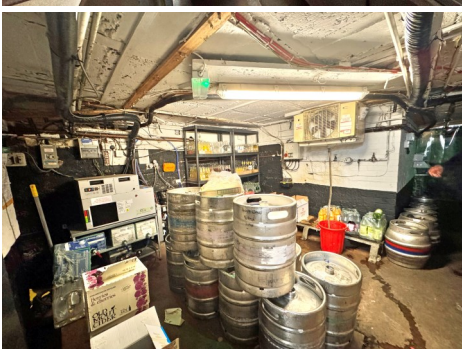
To the side of the property is a tarmac CAR PARK with GARAGE offset. There is also a large external BEER GARDEN wrapping around three sides of the pub which is extremely popular in the warmer months and increases the pub's capacity significantly.

THE BUSINESS

Our client seeks to sell the lease due to retirement.

The business generates a net turnover in the region of £458,000 per annum. Currently trade is 100% wet and there is potential to reintroduce a food offering which will hugely increase turnover. We are also of the opinion that trade could be increased by expanding the pub's opening hours.

Further accounting details are available to all interested parties after a formal viewing.



TENURE & PRICE

LEASEHOLD £60,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The property is held on a full repairing and insuring lease agreement from Star Pubs & Bars Limited for a term of ten years, commencing January 2018. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £49,400 per annum, paid monthly in advance, subject to five yearly rent reviews. An incoming party will be required to provide a rental deposit to the Landlord in advance plus personal guarantees. The lease is of partial tie: tied on draught and bottled beers, free-of-tie on wines, spirits, minerals and FABs.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

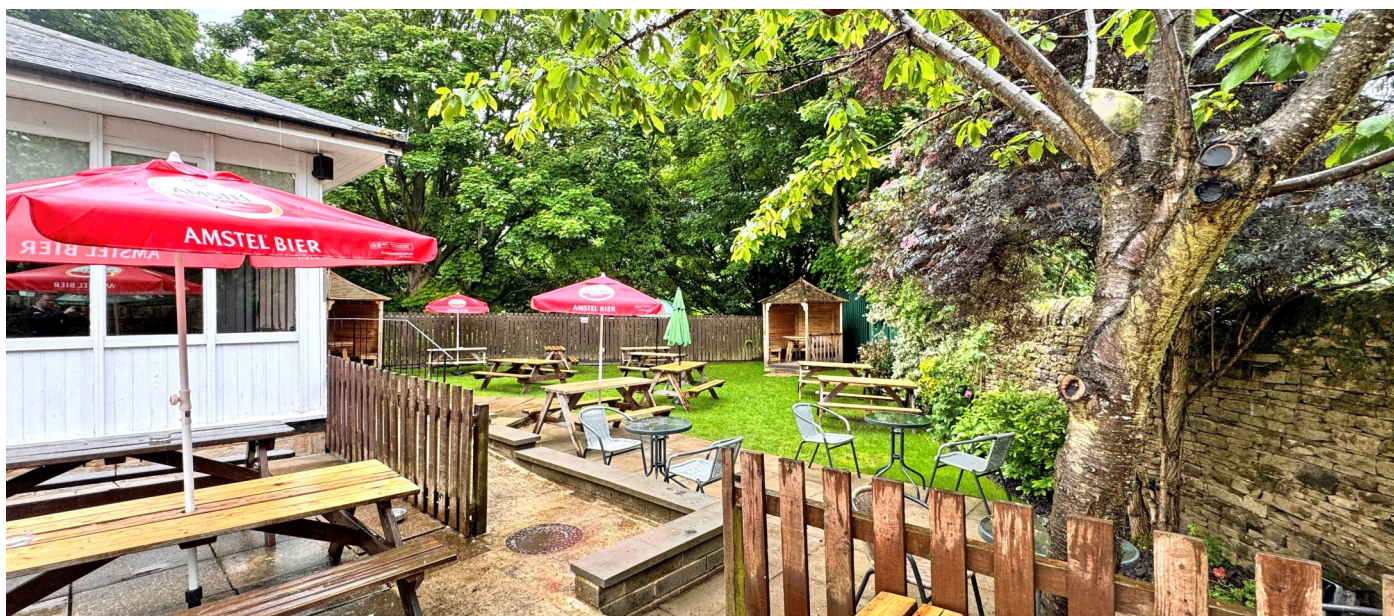
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Leeds City Council

Current Rateable Value as at 01 April 2023: £12,200



awaiting
epc

BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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