

# Inglenook Inns & Taverns - Tenanted Pub Information

**Pub Name :**

**The Railway**

**Full Address & Postcode :**

**Whaley Bridge, High Peak,  
SK23 7AF**

**Insert Photos (1 external, up to 5 internal) :**



**Overview :**

Located in the centre of the popular village of Whaley Bridge and close to the railway station, The Railway is also well positioned on the main road from Whaley Bridge to Buxton in the High Peak District of Derbyshire.

Enjoying a corner plot, there is limited on street parking.

The outlet caters for both a younger crowd looking to utilise the lively weekly entertainment at the weekend and an older clientele looking for a regular community offer.

The pub offers a good range of cask ales and there is a definite opportunity to develop a basic food offer. There is also the possibility of developing the screening of live sports etc. along with recruiting sports teams to play in the local pub league.

**Trading Area :**

The trade area is split into 2 separate trade rooms, with the larger room having a small stage which is utilized for the groups who play live music at the weekends.

The other room has pool table and AWP machine.

To the rear there is a smoking area via a small patio.

On the first floor is a function room capable of 40 covers. The room is perfect for small parties or as a meeting room.

**Domestic Accommodation :**

The Private accommodation has 3 good sized bedrooms, a lounge, domestic kitchen, bathroom and WC.

**Guide Rent : £18,000 per annum (exc. VAT)**

**Potential Turnover (FMT) : £180,000 per annum (exc. VAT)**

**Rateable Value : £9,300**

*For further information regarding Business Rates and amount payable for this property please contact :  
[www.tax.service.gov.uk/view-my-valuation](http://www.tax.service.gov.uk/view-my-valuation).*

<b>Barrelage - FMT :</b>	<b>2017 : 105</b>	<b>2016 : 114</b>	<b>2015 :104</b>
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**In-goings : *all figures exclude VAT at the current date (where applicable) :***

<b>Deposit</b>	<b>£5000</b>
<b>Advance Rent (including F&amp;F rental)</b>	<b>2 weeks of head rent</b>
<b>Stock (estimated, valued on day of change)</b>	<b>£2,000</b>
<b>Fees (estimated, may include stock taker, valuer, DPS &amp; training)</b>	<b>£600</b>

**Energy Performance :**

*Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.*

**Disclaimer : *FMT barrelage & historic performance. Please note that this assessment is based on 'fair maintainable trade' that can be achieved by a reasonably efficient operator it is not a guarantee of volume, sales or profit.***