

# Railway Inn

Aldeburgh



1 Leiston Road,  
Aldeburgh, Suffolk  
IP15 5PP  
Tel: 01728 453914

**ADNAMS.**  
SOUTHWOLD

A great base  
to explore  
Aldeburgh and  
the surrounding  
Heritage Coast



The Railway is a lively locals pub offering a warm and friendly welcome to all and sits in a densely populated residential part of town.

Currently predominantly wet led with a light lunchtime food offering. With 3 en-suite letting rooms, it is great base to explore Aldeburgh and the surrounding Heritage Coast.

### LOCAL AREA

Aldeburgh is an attractive coastal town steeped in history and within a designated Area of Outstanding Natural Beauty. It has a lively high street and attracts both day visitors as well as those staying longer. The renown Snape Maltings, home of Aldeburgh Music, is 5 miles away; Southwold 18 miles and Ipswich 20 miles.

### Trade Area

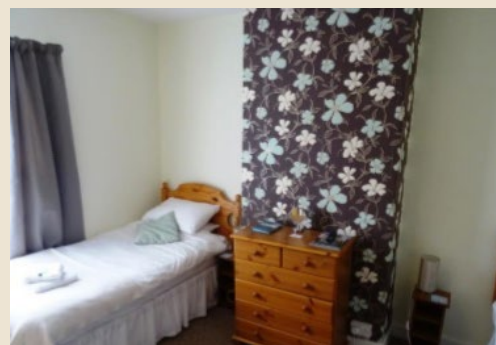
- L Shaped Bar Area c40 covers
- Games Area
- Snug
- Kitchen
- Cellar
- Toilets
- 3 Letting Rooms
- Office/Laundry Room

### Outside

- Garden
- Storage Barn

### Private accommodation

- 2 Double Bedroom
- Lounge
- Bathroom
- Kitchenette





## Figures

	2019	*2020	*2021	2022
<b>Adnams Beer</b>	34.1	15.6	16.0	37.6
<b>Foreign Beer</b>	110.0	40.1	30.8	22.2
<b>Total Beer/Cider</b>	<b>144.1</b>	<b>55.7</b>	<b>46.8</b>	<b>59.8</b>
<b>Wines</b>	791.4	402.5	371.4	668.1
<b>Spirits</b>	270.0	51.2	95.7	189.6
<b>Minerals</b>	2231.9	648.5	755.5	1186.3

\* Covid

## Ingoing

### Inventory

Fixtures & Fittings	£14,000 (est. subject to valuation)
Stock & Glassware	At valuation on day of change
<b>Security Deposit</b>	<b>£6,000</b>

## Outgoing

### Rent

By negotiation

### Rateable Value

£8,700

### Insurance (Buildings)

£1030 per annum

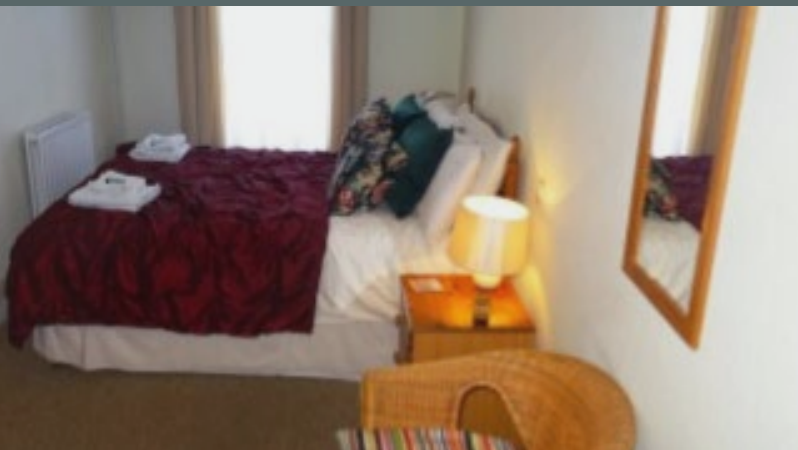
## Viewings

By prior arrangement only with  
Colin on 01728 453914

## Date of Change

By mutual agreement

## Railway Inn Aldeburgh



### Agreement Details

- Initial two-year Probationary Tenancy Agreement contracted outside Landlord and Tenant Act
- Subsequent Agreement fully protected under the Landlord and Tenant Act with a triennial rent review
- Rent paid fortnightly in advance
- Rent and Trading accounts paid separately by direct debit
- Full Tie for wet stock
- Prospective tenants will be required to produce a detailed Business Plan, including Cash Flow Projections and Profit and Loss Accounts, as outlined in the Code of Practice
- It is a requirement that all prospective Tenants seek professional advice prior to entering into any agreement

### Training

As part of the Code of Practice all prospective tenants, with no previous trade experience, will be required to undertake Pre-Entry Awareness Training (PEAT) prior to any interview.

Successful applicants will undertake training based on their needs and experience. Courses available include:

- BITAB Level 2 Award for Personal Licence Holders (APLH)
- BITAB Level 1 Award in Responsible Alcohol Retailing (ARAR)
- BITAB Award in Beer and Cellar Quality (ABCQ)
- Cellar Management
- Cellar Training
- Beer Line Cleaning
- Cask Ale Handling
- Emergency First Aid at Work
- HACCP in the Workplace
- HABC Level 3 Food Safety in Catering
- BITAB Level 2 Food Safety in Catering

## Contact the tied estate pubs team

For further information on this pub or general information on tenancies with Adnams, please contact:

### Teresa Holman

Area Manager  
07787 151387  
teresa.holman@adnams.co.uk

### Tracey Smith

Property Maintenance Manager  
01502 727250  
tracey.smith@adnams.co.uk

To register your interest please send your application, including business plan, to Teresa Holman as soon as possible.

## no two Adnams pubs are alike...

Historic village pubs sitting at the heart of the local community. Vibrant, contemporary urban bars. Welcoming country inn renowned for their food offering and attractive accommodation, Bustling, roadside characterful taverns. Varying in size and style, across Suffolk, Norfolk, Essex, Cambridgeshire and London, you'll soon discover that no two Adnams pubs are the same.

Except that is for the exceptional quality across our range of premium Adnams beers. Except for the relaxed, friendly atmosphere our pubs offer.

Except for our unique heritage inter-woven into Southwold's history for over 660 years. Except for the outstanding levels of customer service and support offered to all our tenants.

Running an Adnams pub is a terrific challenge, but equally a wonderfully satisfying opportunity. We look upon our leasees as partners in our business and believe our successful Tenants are committed to the quality and character of the Adnams Brand, serving customers with care and enthusiasm.

