



Railway Inn

Station Road, Newnham, Gloucestershire, GL14 1DA

- Sought-after Riverside Village
- CAMRA award-winning Village Pub
- Character Trading Area & Landscaped Garden
- First Floor Restaurant providing Rental Income
- Currently operated under management
- Lock-up

Freehold | £625,000



LOCATION

The Railway Inn, Newnham is an iconic CAMRA award-winning village pub. The property itself enjoys a wealth of character with its stone flagged floors, beamed ceilings and part wood panelled walls with open fires. Since our client purchased the business from a National Pub Company and returned it to its core values - offering quality ales, lagers and ciders - it has established itself as an 'iconic' traditional village pub that attracts trade from all over the region and beyond. During our client's occupation, the business has become well known as a quality public house that offers a number of specialist ciders for which it has won the CAMRA Gloucestershire Pub of the Year Award on many occasions. It previously benefitted from the operation of a Tandoori Restaurant above which helped make this a destination pub for those outside of the village.

Newnham on Severn is a vibrant historic village on the west bank of the River Severn in the Forest of Dean, Gloucestershire with a rich history dating back to the Romans. However, it mainly developed during Medieval times when it became a major port with links around Great Britain and Ireland and in 1171, Henry II of England staged an invasion of Ireland from Newnham with what is reported to have been 400 ships and 5,000 men which undoubtedly suggests its importance. For many years Newnham was the most successful Gloucestershire town west of the Severn with its role as a port and trading hub. However this declined in the early 19th century with the opening of the Gloucester & Sharpness Canal. Despite this, it has remained a popular residential location as it is only 10 miles from Gloucester via the A48 and within the Forest of Dean National Park, a mecca for tourists and outdoor sports enthusiasts.

The Railway Inn is a detached, brick constructed, cottage style property under a pitched slate roof. It stands on Station Road, just off the main High Street within the village, overlooking playing fields. The property itself is presented in good order throughout, currently offering ground floor trading area with restaurant at first floor and outstanding landscaped rear garden. It is currently a lock up property with no private accommodation available.

TRADE AREAS

Front door leading to two section LOUNGE BAR of considerable character, being decorated with a strong railway and mining theme, having stone flagged floor, part wood panelled walls and partially beamed ceiling. Three feature fireplaces, one having open fire, one with solid fuel burner and the other for decoration. A mixture of church style pew bench seats and bar style tables and chairs for approximately 40 customers with ample room for more standing. Wood panel fronted bar counter. LADIES' and GENTLEMEN'S TOILETS. On level CELLAR.

Located at first floor is the RESTAURANT with part carpeted and linoleum tiled floor. Two feature fireplaces (ornamental only). Seating for 22 customers. Service Desk.

CATERING KITCHEN with nonslip floor, tiled walls, extraction hood and selection of commercial catering effects and equipment. Storeroom.

EXTERNAL

To the rear of the property is the landscaped garden with loose stone and wood decked floor covering. Seating for approximately 80 customers and tubular metal framed canopy allowing covered seating for approximately 60.

THE BUSINESS

The business trades as a traditional village pub to the local community and a wider area, having an outstanding reputation as a CAMRA award-winning public house providing fine real ales and an extensive selection of real ciders. Our client has decided to concentrate on wet sales and has therefore franchised the kitchen which is not in use at present but previously operated as an Indian Restaurant and provided a rental income of £439 per month. This set-up worked very well for both parties for several years and our client is in the process of finding a new franchisee.

Our client previously operated on limited hours, opening evenings only. Historical trading accounts show net sales of approximately £225,000 with an excellent level of net profit. More recently, the pub has been operated under management. Audited accounts will be made available to all seriously interested parties post viewing the premises.

TENURE & PRICE

FREEHOLD £625,000 to include fixtures and fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business, with all communications directed through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Gloucestershire County Council

Tel: 01452 425000

Rateable value: £7,700 as at 01 April 2023





More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Dual Fuel Appliances (Mineral + Wood)
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 165.1
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m² per year): 222.97
 Primary energy use (kWh/m² per year): 1275.41

Benchmarks

Buildings similar to this one
 could have ratings as follows:
34 If newly built
101 If typical of the
 existing stock

87

This is how energy efficient
 the building is.

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EPC Reference: 0090-7930-0368-9180-0000

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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