



● The Railway Hotel, Pillory St, Nantwich CW5 5SS ●

# About the Opportunity



## Why Invest?

### Significant Investment Planned!

Internally, a comprehensive refurbishment is planned, involving major structural changes to create a single-room operation with distinct lounge and bar areas. The new bar is being repositioned, and a modern catering kitchen and accessible toilet facilities are being added. The existing toilets will receive a complete makeover, and the fireplaces will be re-commissioned. The pub is set to come alive with live music on weekends, making this transformation truly extraordinary.

Externally, the refurbishment will significantly enhance the pub's curb appeal with a striking new signage and lighting scheme. To the rear, a delightful outdoor seating area is being created in the courtyard, complete with a covered pergola, bonded resin flooring, fixed bench seating, and enchanting festoon lighting. Additionally, the garden wall's height will be reduced to make the outdoor space visible to passing traffic, inviting curious patrons to explore the remarkable changes. The pub's facelift, both inside and out, promises to provide a fresh and inviting atmosphere for patrons seeking a classic premium village pub experience.

### Excellent Location

The Railway Hotel is strategically situated in the heart of the historic Cheshire market town of Nantwich, just steps away from the bustling train station. This charming town hosts a plethora of festivals, drawing visitors from surrounding villages, with live music being a particular weekend attraction. The local demographic primarily consists of medium to mature adults (35+) with medium to high affluence, encompassing over 16,000 residents living within walking distance.

### Tap into this Pub's Potential!

The Railway Hotel holds significant investment potential, particularly with its strategic repositioning as a multi-income stream establishment, serving commuters with breakfast options and offering a wide array of food throughout the day. The pub's versatile setup includes 88 indoor covers and up to 100 outdoor covers in the inviting garden area, making it a prime choice for customers seeking alfresco dining. This versatility, coupled with a focus on community engagement and premium customer service, sets it apart from other venues in the area. An experienced pub operator with a background in food service would be the ideal candidate to unlock the full potential of this unique pub, which aims to cater to a broad range of patrons throughout the day and evening.

# About the Opportunity



## Target Customers

When refurbished, the Railway Hotel will appeal to:

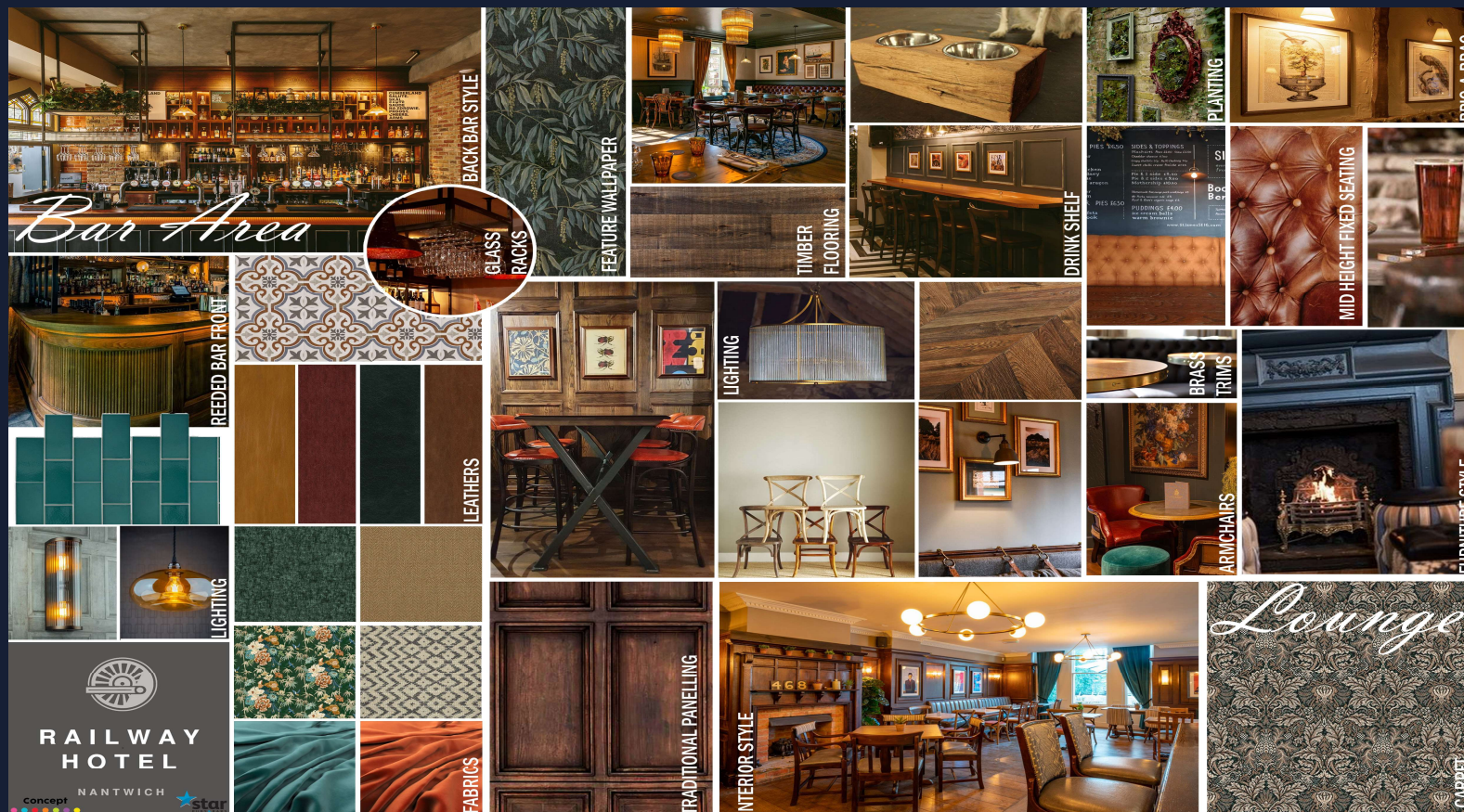
- Families looking for somewhere local to enjoy a delicious meal together, attracted by the garden area.
- Locals wanting to meet up and enjoy social activities together, such as listening to live music at the weekends, a midweek quiz or viewing sports in the bar.
- Rail commuters looking for a breakfast and coffee or drink on their way home.
- Visitors to the area looking for good value accommodation from the letting 7 bedrooms

## Offer

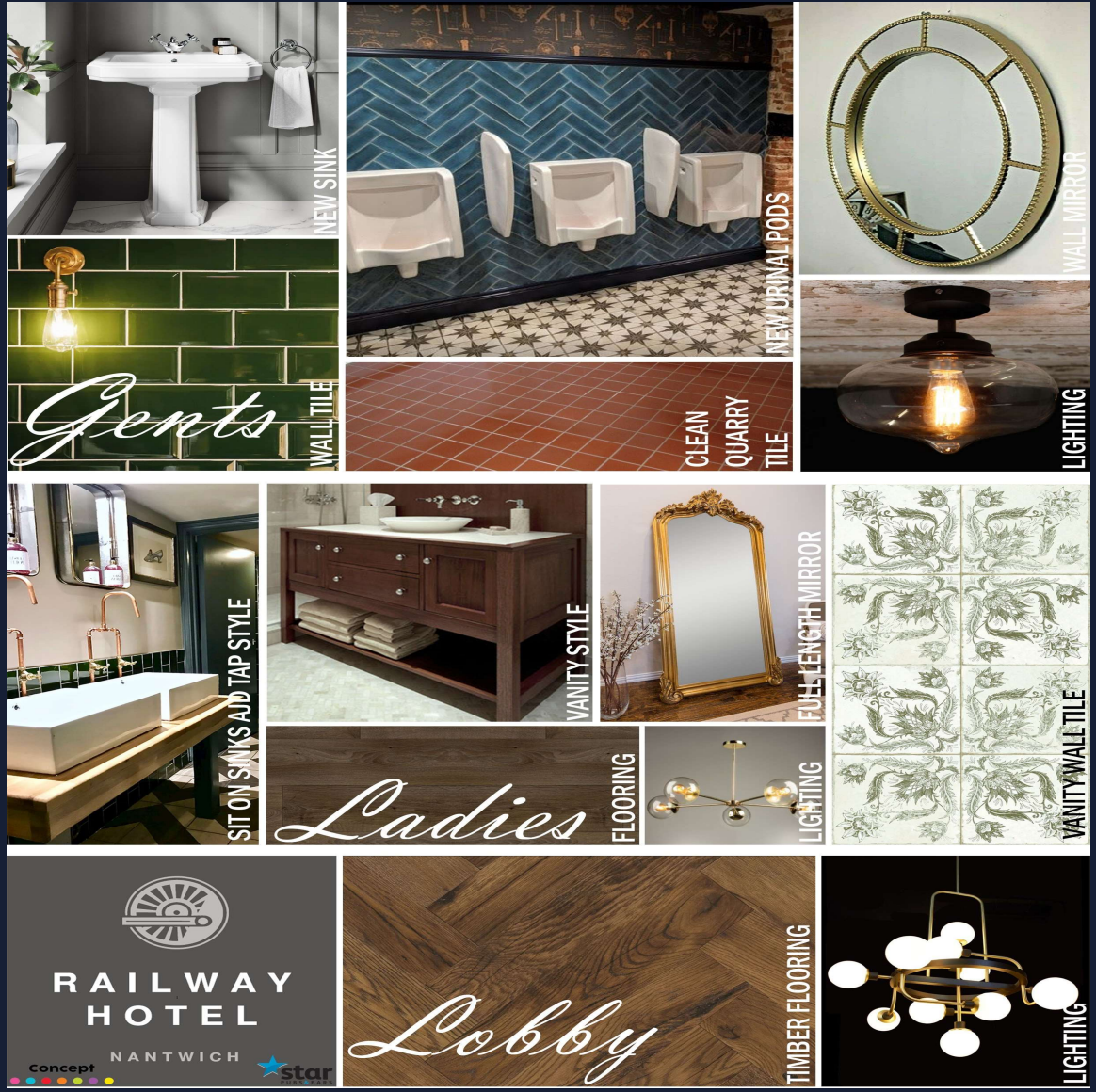
When refurbished, the Railway Hotel will offer:

- A great drinks offer with premium lagers, craft beers & cask ales alongside premium wines and spirits plus a small cocktail range.
- A traditional pub classics food menu
- A simple coffee offer
- Weekend entertainment alongside a regular community rhythm of the week event such as quiz nights. Live sports through Sky / TNT will be shown in the bar area.

# Internal Mood Board



# Toilets Moodboard



# External Mood Board



# Internal & External Plan



# Pub Floor Plan





# Floor Plans & Finishes

## 1 Dining Area

- New carpet & light fittings
- Allow to recover existing fixed and booth seating
- Allow for full decorations to all painted surfaces. Including new T&G panelling where noted.
- New artwork and 3D bric-a-brac.
- Refurbish and allow for part new loose furniture
- Structural amendments to remove section of wall inc door and make good. Investigate beam and column to be removed if possible.
- Fully reupholster existing fixed seating and main contractor to allow to strip, sand, stain and polish all exposed timber surfaces. Include for new back pad.
- Allow for all new TV locations with relevant services and power for Sky / TNT sport.
- New curtains to trade windows.

## 2 Bar & Backfitting

- Remove current bar, canopy and backfitting and make good to surfaces.
- Form new bar servery and backfitting with all relevant services including new till points to front counter. Backfitting to be a mix of timber and metal framework with glass shelving and illuminated bottle steps.
- New undercounter coolers and shelving to below backfitting.
- New glasswash to be installed to new location with new sinks and all relevant plumbing services.
- Allow for AV cupboard and all services to be wired back to this location.
- Manufacture and fit brass over bars with glass racks and reeded glass detail.
- Remove existing drink shelves and make good to wall.
- New coffee machine install to be confirmed.



# Floor Plans & Finishes

## 3 Bar Lounge

- New engineered board timber flooring
- Remove stage area and retain raised area in bay window, allow for x2 double sockets to raised area.
- Full re-decoration including new high wall panelling and feature wallpaper, including new wallpaper to ceiling area.
- New light fittings to new and existing positions.
- Mixture of new and refurbished loose furniture.
- Allow for feature darts wall
- New TVs and zoned sound system, existing TVs to be utilised
- Remove existing backfitting, bar counter and canopy, make good of all damaged wall and floor surfaces.
- Remove structural walls to open up space between current games room and lounge.
- Allow for new AWP location with relevant power & fit new drinks shelf.
- Allow for new tiles to fireplace & new curtains to trade windows.

## 4 Accessible Toilet

- Create new accessible toilet
- Strip out previous wall, door, existing toilet and urinal pods.
- Remove existing wall tiles and allow to re-plaster and decorate.
- Install new emergency lighting, sounder and all relevant fire strategy equipment.
- New tiling, vinyl flooring, hand dryer, baby change and lighting.
- Reinstate previous window position with new frosted glazing.



# Floor Plans & Finishes

## 5 Ladies Toilets

- Full height tiling to vanity wall and dado height tiles to remaining walls.
- Investigate plumbing and ensure all is in good working order
- Complete decorations to all walls above tiling, ceilings and timberwork
- New safety vinyl flooring.
- New vanity unit with sit on basins, baby change facility, lighting, hand dryers and timber frame mirrors.
- Ensure mechanical ventilation is in good working order.

## 6 Gents Toilets

- Remove existing wall tiles, allow to skim and make good to walls.
- New full height wall tiles to urinal walls and dado height tiles to remaining walls.
- Strip out urinals and replace with new urinal pods and sparge pipes.
- Retain existing quarry tiles and allow for acid clean and re-grout.
- Ensure mechanical ventilation is in good working order.
- New hand dryer, baby change facility & lighting
- New door to existing frame, lobby area.
- Acid clean toilets and fit new toilet seats.
- Main contractor to manufacture and fit new mirror.
- Removal of sinks and propose new traditional single pedestal



# External Refurbishment



## Signage and external area

### Works will include:

#### Front Area:

- Allow for new signage and lighting scheme
- New timber planters
- Allow for complete decorations externally
- Remove existing pergola to rear garden and make good
- New timber furniture to be installed and fixed down.

#### Rear Area

- New timber pergola with clear poly carb roof to be installed.
- New festoon lighting and heaters to be installed.
- Patch repair to potholes and re-line car park spaces
- Allow to drop existing wall down and add railings above.
- Level out drinking area and allow for new resin bound gravel.
- New café barriers to walkway.
- New Loose furniture.
- New timber fixed seating with planters to rear with removable sections for storing blankets/seat pads etc.



## FIND OUT MORE



This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Call us today.

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