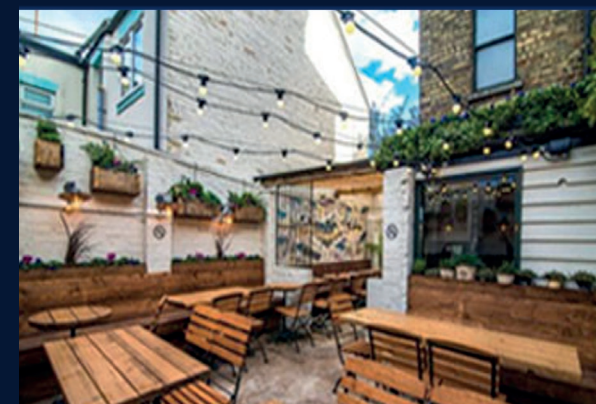




● RAILWAY HOTEL, CLIFFTOWN ROAD, SOUTHEND ON SEA, SS1 1AJ ●



# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Fantastic Refurbishment Planned!

A significant refurbishment will transform the Railway into stylish city centre pub. Redecorations throughout will breathe a new lease of life into this pub. Star Pubs & Bars investment will allow for an all-new bar to be installed, new seating, kitchen and 'instagrammable' features such as a piano hanging from the ceiling. Additionally, there will be new lighting throughout the pub and complete refurbishments to all toilets.

Externally, the pub will receive a full redecoration which will include new signage and lighting (subject to planning approval). There will also be new covered drinking areas and a new stage area for live music.

### City centre location

The Railway is located in the centre of Southend. Southend city-centre attracts professionals and students either for work or its popular nightlife. The site itself is situated next to the busy Southend railway station. There are a high number of tourists and students in the area as well as over 22,500 permanent residents of medium affluence living within a 20-minute walk time of the pub.

### Unmatched potential

The Railway is a well-known site in Southend. The planned refurbishment and it's focus on live music give the pub bags of potential. With new kitchen equipment, the pub will be able to provide a food offer as well as tap into the existing but growing local circuit for craft beers. The pubs décor will make it stand out and clearly signal the craft offering. Some of the competitor pubs serve craft and host live music but lack the vibe of an authentic craft bar. 64 internal covers and 66 external will set up the Railway to be the best bar in the area. This is a pub business with great potential, all we're missing is the right person to drive it forward.

**SO, COULD THAT BE YOU?**

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

Post-refurbishment, the Railway will appeal to a broad spectrum of customers, including:

- Live music fans
- Craft-beer drinkers
- Tourists and students

## OFFER

These customers will enjoy a fantastic offer driven by a quality operator, including:

- A quality assorted food menu including specials and pub classics
- The full Heineken range of beers and craft beers from market leading brands such as Beavertown and Brixton.
- Premium spirits, minerals and cocktails
- Fantastic wine selection
- Regular live entertainment, such as live music, will also play a role in the pubs offer
- Coffee, to attract day trade



# INTERNAL MOODBOARD





# EXTERNAL MOODBOARD

## The Railway Hotel

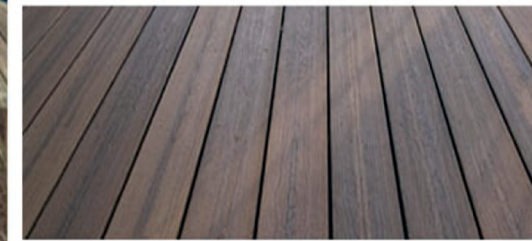
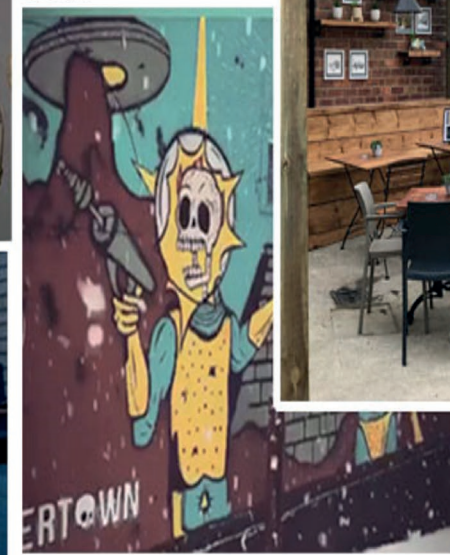
Southend



External Style



Beavertown Wall Mural



# RENDERED FLOOR PLAN





# FLOOR PLANS & FINISHES

## 1 TRADE AREA - GENERALLY

Works will include:

- Strip out as required and provision of internal refurbishment to include bar refurbishment, fireplace overhaul, stage alterations etc.
- Full internal re-decoration
- Selection of floor refurbishments, replacements and new
- Complete refurbishment of all toilets

## 2 TRADE AREA - KITCHEN & CELLAR

Works will include:

- Stripping out existing trade kitchen and canopy and provide new kitchen and ventilation. Kit by lessee
- Cellar decoration
- Servicing the cellar cooling plant

## 3 DOMESTIC ACCOMMODATION

Works will include:

- Redecorate all non-trade areas and remove all waste
- Clear all rubbish and redundant materials

## 4 GENERAL WORKS

- Ensure property is compliant for electrical, gas, emergency lighting, FSPPI and fire alarm systems.
- Undertake minor roof repairs to rain water goods and soil vent pipes. Make good internally as required and undertake all other works as detailed in Spend to Let survey



# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

- External repairs prior to redecoration
- External redecoration
- New signs and lights to current design
- Strip out all rear garden features and re-build
- A new stage area and external lighting/festoons





## 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.

 **08085 94 95 96**

Or visit

 **[www.starpubs.co.uk](http://www.starpubs.co.uk)**