



Railway Inn, Midway Road, Swadlincote, Derbyshire, DE11 7NR

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	3
Car Park:	Yes	Dining Room:	Yes
Food Covers:	40	Catering Kitchen:	Yes
Beer garden/patio:	Yes	Function room:	Yes
Live sports:	Yes	Pub games:	Yes
No. of letting rooms:	Yes - 2		

Private accommodation -

No. of double bedrooms:	2	No. of single bedrooms:	0
No. of reception rooms:	1	No. of private bathrooms:	1
Private kitchen:	Yes	Office:	Yes

The financials -

Estimated weekly sales:	£7,000	Sales mix:	100% wet
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Retailer fee:	20%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	£500
Total ingoing costs:	£5860		

