



The Railway

To Let

Nil Premium Asking £20,000 for extensive trade fixtures and fittings.

The Railway, Station Road, Wymondham, Norfolk, NR18 0JY

AT A GLANCE

- Wymondham Town Centre Location
- Popular Local and Destination Establishment
- Main Bar, Lounge, Restaurant
- Large Car Park
- 'Free of Tie' Lease
- Station 3 Minute Walk Away
- Redecorated and Refurbished in 2021
- Extensive External Seating Areas
- 3 Bedroom Private Accommodation
- Turn Key Opportunity

Viewing And Further Information

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PROPERTY

Prominent 2 storey and 2 tier property on main junction with painted elevations under pitched tiled roof.

All trade areas refurbished and redecorated in 2021 and kept to excellent standard. Main entrance to lobby. Access to main bar and upstairs private accommodation. Spacious and bright bar area with dormer bay window seating. Wooden flooring throughout with gas fired coal effect stove, leading to a carpeted lounge area with separate servery. Both areas can seat approx 50 customers. Ladies and Gents WCs. Stairs down to a further lounge/dining area, with side entrance from car park. Seating for approx 25 customers. Further Ladies and Gents WCs. Immediately adjacent is a modest sized private dining room, ideal for small intimate gatherings/dinners. Fully equipped trade kitchen. Basement cellar, accessed from behind main bar.

1st floor private accommodation consists of 3 double bedrooms, lounge, kitchen and bathroom (all areas are part furnished and will remain in situ).

External areas consist of a well presented covered decking seating area (20) leading down to an enclosed beer garden laid to grass (25). Further seating along the railway arches for approx 50 customers. Large car park for approx 25 cars.

PLANNING

The property is not listed, but is situated within a conservation area.

UTILITIES

The property benefits from being connected to all mains services.

MEASUREMENTS

Site area - 0.377 acres

Total building footprint of 3,114 sq ft.

FIXTURES & FITTINGS

An extensive and well kept trade inventory is available to purchase for £20,000 (exc VAT).



THE BUSINESS

The business ceased trading in October 2025. Until that time our client ran a popular pub/restaurant business, taking £5,000 - £6,000 per week, on average on a 70/30 food led basis.

RATES & CHARGES

Rateable value - £16,750 as of 1st April 2026

TENURE

New 'Free of Tie' lease available. Term to be agreed. Rent £39,448 per annum. Deposit of 3 months rent (£9,861) required up front. Business plan will be required along with proof of funds to cover ingoing costs and the purchase of fixtures and fittings, legal fees, deposit, working capital & stock at c£50,000. If lease is to be agreed under a 'New Co' then a guarantor will be required. EXPERIENCED OPERATORS ONLY- to retain as a Pub/Restaurant.

PREMIUM

Nil Premium.





LOCATION

Wymondham is an idyllic market town in South Norfolk with a picturesque marketplace, intriguing shops, medieval lanes, ancient meadows, museum, steam train station and the magnificent Wymondham Abbey, all within a few minutes walk between each spot. Wymondham is one of the fastest growing towns in Norfolk with a population of 17,495 to 19,272 as of 2024.

The Railway is located on the outskirts of the town on a main junction. Just a few minutes walk from Wymondham Station with trains running between Cambridge and Norwich. The A11 (Norwich, Newmarket & Cambridge) is located just under a mile away.



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

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