



For Sale: The Railway Inn

Forden | Powys | SY21 8NN

Halls



Welcome to The Railway Inn - A Charming Village Pub with Exceptional Potential in Forden

A rare opportunity to acquire an attractive, well-maintained bar and restaurant in the sought-after village of Forden. Benefiting from five comfortable letting rooms, the business blends charm with strong potential, appealing to both experienced operators and lifestyle buyers seeking a community setting.

Marketed for the first time in 10 years and only offered due to ill health, this well-loved property offers scope to enhance trading and develop further. Early viewing is recommended to appreciate the full charm of this property.

Offers in the region of £450,000 (exclusive).

The Railway Inn

The Railway Inn presents a rare opportunity to acquire a long-established and well-regarded public house in the sought-after village of Forden. This detached property has been under the same ownership for approximately 10 years and is only offered for sale reluctantly due to the proprietor's ill health.

The property comprises a traditional public house with a welcoming bar and lounge, a restaurant/dining area, commercial kitchen, and associated storage and customer facilities. On the first floor, there are five well-appointed letting rooms, each with en-suite facilities, providing a valuable income stream alongside the pub trade.

Externally, the Railway Inn benefits from a generously sized car park, beer garden and private outdoor space, all well maintained and offering flexibility for events or additional trading opportunities.

The business is fully licensed and currently trades during core hours, with the proprietor traditionally closing in January and February. This presents significant potential for growth, as trading could be extended throughout the year, and the licence allows scope for expanding operating hours, hosting events, or further developing the accommodation side of the business.

This property represents a rare opportunity to acquire a successful, well-established business with a loyal customer base, substantial potential for growth, and versatile accommodation, ideal for an experienced operator or investor.



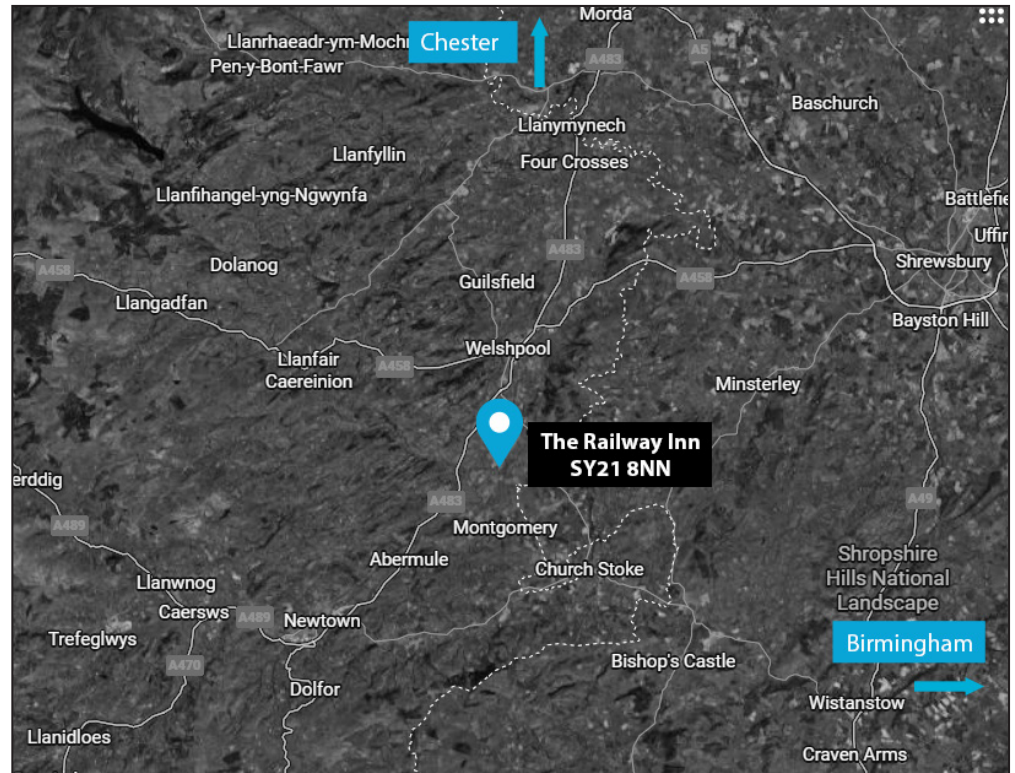
Location

Prominently positioned in the attractive village of Forden, this property benefits from strong local amenities and excellent connectivity. Forden sits close to Welshpool at the foot of Long Mountain, with convenient access to key routes and transport hubs serving Mid Wales and the Welsh Borders.

Key Location Highlights

- Excellent access to A490 with links to the A483/A458 for routes to Welshpool and Shrewsbury
- Welshpool railway station nearby with regular services to Shrewsbury, Birmingham and Mid Wales
- Local bus connections to Welshpool, Montgomery and Churchstoke
- Within easy reach of Welshpool's and Newtown's industrial and commercial hubs and Mid Wales employment centres
- Close to Welshpool (Mid Wales) Airport for general aviation and air ambulance services
- Strong rural economy supported by tourism, agriculture and local enterprise across Powys
- Ideally situated in a prime location near Offa's Dyke, Powis Castle, and the Marches Cycle Route, offering excellent access to scenic walks, historic attractions, and picturesque cycling routes

Forden's blend of village setting and transport reach makes it a practical base for guests and operators alike, close to Welshpool's rail, airport and employment areas, and within easy driving of Shrewsbury and the Marches. The location underpins both day-to-day trade and longer-term growth potential.



Accommodation

MAIN BAR & LOUNGE | 772 sq ft (72 m²)

RESTAURANT/DINING AREA | 480 sq ft (44 m²)

COMMERCIAL KITCHEN | 199 sq ft (19 m²)

ANCILLARY STORAGE AND CELLAR

FIVE LETTING BEDROOMS (ALL WITH EN-SUITE FACILITIES)

OWNERS/MANAGERS ACCOMMODATION

CUSTOMERS WC'S

CAR PARK AND BEER GARDEN

TOTAL GROSS INTERNAL FLOOR AREA – 5,246 sq ft (487 m²)

ALL MEASUREMENTS ARE APPROXIMATE





Business Summary

The business is only reluctantly offered for sale due to the ill health of the owner. The public house has been owned by the proprietor for approximately 10 years and offers a range of income from wet and dry sales and letting room income from the 5 letting rooms. The business is run by the proprietor with three part time staff further details are available from the selling agents upon request.

The current trading hours of the business are;

Monday and Tuesday 4pm to 11pm

Wednesday 12- 2pm and 4pm- 11pm

Thursday- Sunday 12-11pm

The business is fully licenced and offers significant potential. It should be noted that the proprietor currently closes the business for the months of January and February.

Detailed audited accounts relating to the business are available from the selling agents upon request. A viewing of the property is recommended to appreciate its full potential.



Floor Plan



Key Details

Rateable Value

Current Rateable Value = £6,900

Price

Offers in the region of **£450,000** (four hundred and fifty thousand pounds) (exclusive)

VAT

The property is understood not to be elected for

EPC

Current Rating = D (81)

Legal Costs

Each party is to be responsible for their own legal costs incurred in respect of the sale.

Local Authority

Powys County Council

Powys County Hall, Spa Road East
Llandrindod Wells, Powys, LD1 5LG



01597 826000



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Fixtures & Fittings

A detailed inventory of fixtures and fittings included in the sale is available from the selling agents upon request.

Services

The following services are understood to be connected to the property mains water, electricity. The property has oil fired central heating and LPG for cooking. The property has a septic tank.

Planning

Prospective purchasers should rely on their own enquiries. The property is understood to benefit from its use as a public house and potentially lends itself to a variety of uses subject to statutory consents. The property is fully licenced, with the letting accomodation falling into Use Class Sui Generis.

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Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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Commercial Department



01743 450 700



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Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

