



161 Uxbridge Rd, Hanwell, London, W7 3SP

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Duke of York Pub Refurbishment is Underway!

Nestled on a busy main road just outside the town, this pub in Hemel Hempstead offers a promising investment opportunity. Surrounded by a sizeable residential community in high and medium affluence bands, the pub enjoys a prime location with a potential customer base of 12,000 within a convenient 20-minute walk. With only one tired competitor nearby, there's a unique chance to dominate the local scene.

Elevate Your Investment: Witness the Transformation

Embark on a flourishing venture with our planned extensive refurbishments. Internally, a complete refurbishment, including upgraded toilets, is set to enhance the pub's appeal. Externally, a full redecoration and a striking new signage scheme will create a fresh, inviting Premium Local atmosphere. With a comprehensive drinks menu, alongside a delightful selection of great pub classics and a coffee, this revitalised pub is poised to charm and cater. This opportunity beckons those ready to step into a thriving pub business with a strategic location and substantial investment from our end.

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The Offer

Drinks:

- The Duke of York will offer a full range of drinks that will include beer, wine, spirits and soft drinks.

Food:

- Savour the essence of pub dining with a Great Pub Classics menu, marrying tradition with innovation for a satisfying culinary experience.

Coffee:

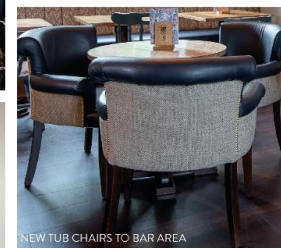
- Discover the warmth in every cup with a straightforward coffee selection, tailored for those who appreciate a simple yet satisfying brew.

Events:

- Dynamic weekly entertainment schedule, featuring local talents, and a comprehensive sports package.

Internal Mood Board

BAR AREA



SPORTS AREA



External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

- 1 General Trading Areas**
 - Full internal redecoration
 - Bric a brac design elements
 - New TVs & big screens
 - Refurbished flooring
 - General repairs to retained furniture

- 2 Bar & Back of House**
 - Relocation of washup area to behind the bar
 - Stripped re-carcass bar
 - Installation of Trade Kitchen

- 3 Toilets**
 - Full refurbishment of both ladies' and gents' toilets



External Refurbishment



Signage and External Works

Front exterior:

- Full external repairs & Redecoration
- New signage and lights to suit exterior design
- Removal of existing door canopy

Rear exterior:

- Additional festoon lighting within garden area
- Refurbishment of existing pergola
- Form new bin store at rear garden



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

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