



ABOUT THE OPPORTUNITY



WHY INVEST?

Complete refurbishment planned

A superb refurbishment will transform the Dukes Head into a premium local. The pub has a traditional interior with a layout of two distinct rooms. The proposed investment will allow for Star Pubs & Bars to strip, stain and polish the existing timber bar, adding a new back bar, as well as new flooring. There will also be an all new darts area added to the pub. The entire interior of the pub will undergo a re-decoration and will benefit from new fixtured and fittings.

Externally, we will be giving the pub an all-new look and feel, by installing attractive signage and lighting to increase the pubs kerb appeal. We will also create a new raised patio in the beer garden. Which will include stunning festoon lights.

Affluent market town location

The Dukes Head is located in Farnham. Farnham is a market town and civil parish in Surrey, around 36 miles southwest of London. The pub itself is close to the ancient woodland of Burnham Beeches and is surrounded by strong demographics, with c2,300 adults living within a 10 minute walk, consisting of mostly high affluence. There is no competition in the immediate area. The nearest pub is a 15-minute walk away.

Great potential

The Dukes Head already operates to a decent level. The planned refurbishment will expand upon this with a full internal and external re-decoration. These changes, alongside the ability to show all of the major live sporting events, will make this a truly great local. With 50 covers split across the different trading areas, this pub has bags of potential. All we are looking for is the right operator....

SO, COULD THAT BE YOU?

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TARGET CUSTOMERS

When refurbished, the Dukes Head will appeal to a broad spectrum of customers, including:

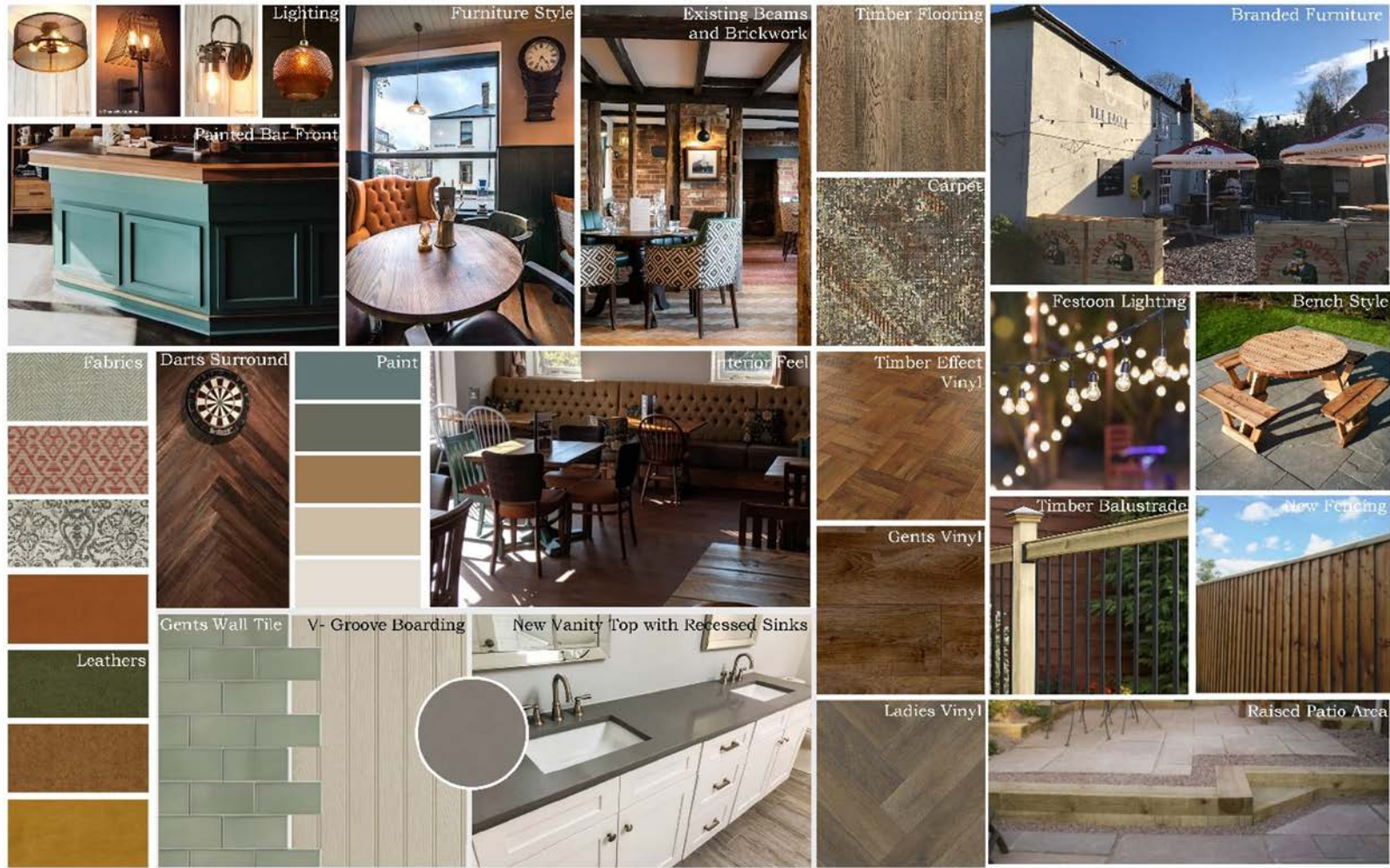
- The great local community from the town and neighbouring areas
- Live sports fans

OFFER

When refurbished, the Dukes Head will offer:

- A great range of draught beers, cask ales and ciders, from favourite to premium brands as well as great spirits and wines
- A classic pub food menu
- Coffees
- A great rhythm of the week with a focus on sports and entertainment

INTERNAL MOODBOARD



FLOOR PLANS & FINISHES

1 BAR/LOUNGE

Works will include:

- Bar front paint and strip bar top
- Adapt existing backbar
- Some new tiles
- Retain and clean existing slate floor
- Re-decoration

2 KITCHEN

Works will include:

- No new Equipment- general joinery only

3 SPORTS AREA

Works will include:

- New timber effect vinyl flooring
- New Darts area & TV
- New F&F
- Re-decoration

4 LOUNGE

Works will include:

- New timber flooring
- Refurbish existing fixed seating
- Some new F&F
- New TV position
- Re-decoration



FLOOR PLANS & FINISHES

5

DINING AREA

Works will include:

- New Carpet
- New fixed seating
- New F&F

6

TOILETS

Works will include:

- M/F – Decoration & new vinyl



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA



- Create new feature lobby entrance
- Refurbish existing covered area plus new heating and lights
- New F&F



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**