

# About the Opportunity



## Why Invest?

### Invest in West Hallam: Prime Location, Unique Appeal

Explore an outstanding investment prospect in the heart of West Hallam, where we're making a substantial commitment to enhance the local pub scene. Situated in the centre of the Derbyshire village, our pub holds a strategic position opposite the entrance to the historic Church Grounds and adjacent to the village shops. This prime location ensures consistent foot traffic and establishes a distinctive atmosphere, making our establishment a focal point for residents and visitors alike.

### Exclusive Market Presence: Unmatched Demographics and Limited Competition

Be the sole pub in West Hallam, serving a mature, affluent demographic of over 3,800 adults. With a notable over-index in residents aged 45+, our pub is an investment in community and tradition. The absence of direct competitors enhances appeal, making us the preferred destination for socialising, dining, and relaxation. Seize the chance to be a cornerstone of West Hallam's social fabric and elevate your investment portfolio.



# About the Opportunity



## Target Customers

When refurbished, the Punch Bowl will cater to:

### Local Regulars and Socialisers:

- Utilise the mature nature of the village residents, who may appreciate a familiar and comfortable local spot. Encourage them to make the pub a regular meeting place for socialising.

### Village Events and Celebrations:

- Position the pub as a central hub for village events and celebrations, attracting residents looking for a venue to host or celebrate special occasions. Offer tailored packages for private events and gatherings.

### Special Occasion Diners:

- Attract people from nearby towns or those on a scenic drive, emphasising the pub as a unique destination for dining. Highlight the picturesque setting and the exclusivity of being the only pub in the village, making it an ideal spot for special occasions or a delightful meal.

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## Offer

When refurbished, the Punch Bowl will cater to:

### Premier Drinks Selection:

- Premium beers, curated spirits, and a selection of high-quality wines.

### Gourmet Pub Classics:

- High-end pub classics crafted with culinary excellence.
- Specials featuring seasonal and unique offerings.

### Barista-Quality Coffee Offerings:

- Immerse yourself in the exquisite taste of barista-quality coffee.

### Live Acoustic Music and Themed Events:

- Enjoy live acoustic music for a delightful ambiance.
- Engage in themed events for a unique and entertaining experience.
- Participate in traditional pub activities such as quizzes.



# Internal Mood Board



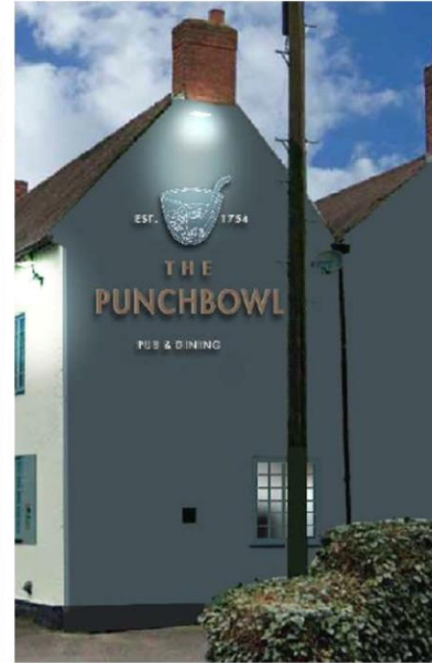


# Internal Mood Board

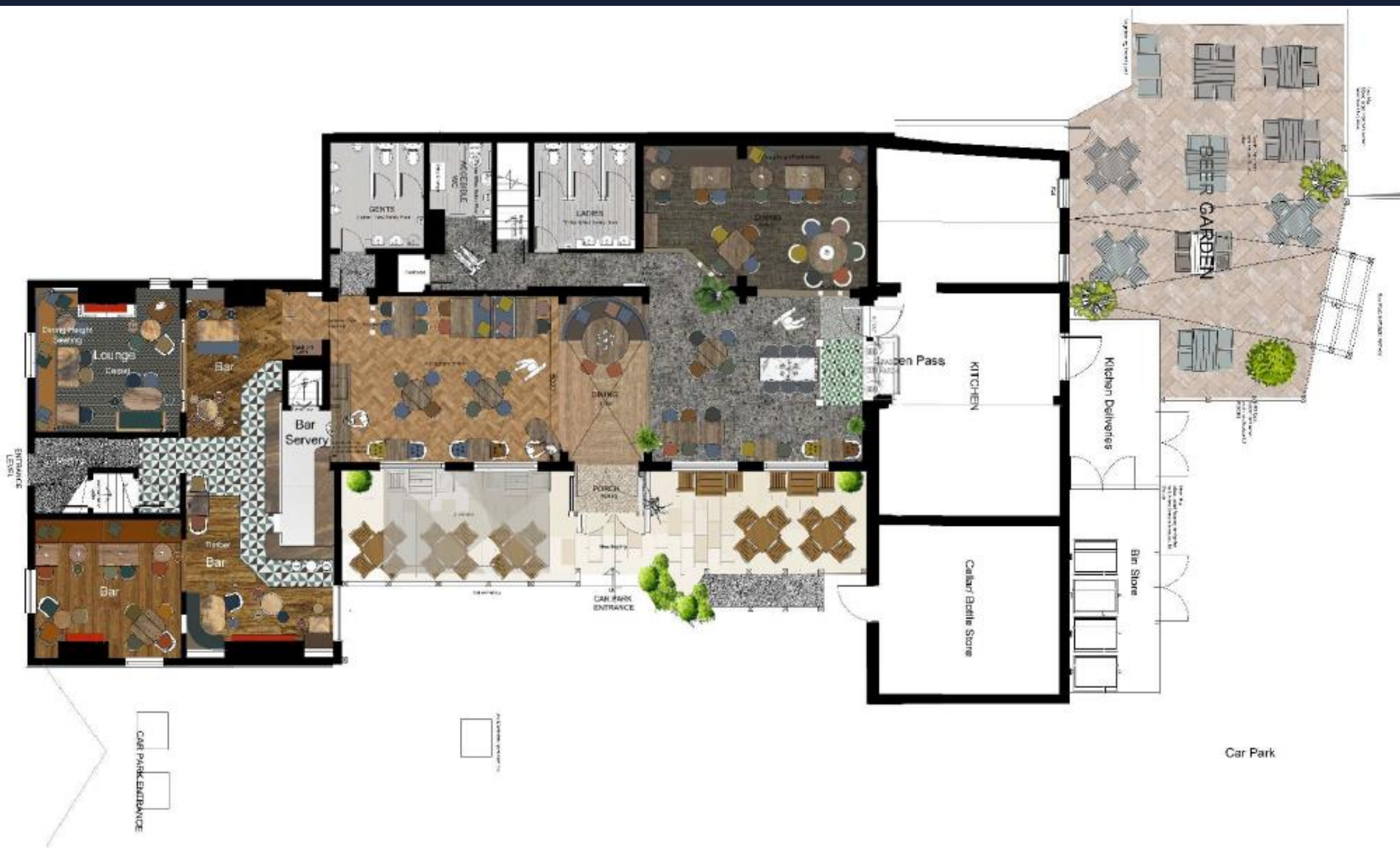




# External Mood Board



# Rendered Floor Plan





# Floor Plans & Finishes

## 1 Bar Area

- Refurbished bar; polished wooden top, painted front & new back
- New timber flooring throughout
- Ceramic tiled bar apron
- Mixture of new and refurbished loose furniture
- Reupholstering of existing fixed seating
- New curtains and blinds to trade area

## 2 Dining Area – all new

- Huge rear dining extension with glazed frontage & feature entrance
- Inclusion of full width coffee & wine display
- Modern carpeting, timber, tiling & matting
- Open pass from kitchen added
- Form new opening to bar
- New booth & mixed seating areas
- Supplementary 3D artwork & Bric a brac design elements

## 3 Kitchen & Cellar

- State of the art kitchen formed in current outside bar area
- Full storage & prep area with walk in fridge & freezers

## 4 Toilets

- Fully refitted toilets, reconfigured from existing space
- New cubicles, sanitaryware & hand dryers
- Ladies: brand new vanity unit with sit on basins
- Disabled toilet space to be created from existing kitchen space



# External Refurbishment



## Exterior changes

### Front External Redecorations and Signage:

- Updating and installation of new signage.
- Timber planters added
- Comprehensive external redecorations for enhanced appearance.

### Rear Courtyard Transformation:

- Extension to the courtyard for a new large dining room.
- Glazed walls overlooking the new beer terrace.

### Creation of New External Features:

- Establishment of a new external patio for additional space.
- Creation of a new entrance at the courtyard extension.
- Formation of a new cellar in the rear storeroom.





## 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](http://www.starpubs.co.uk)**