



● The Duke of York, 161 Uxbridge Rd, Hanwell, London, W7 3SP ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Duke of York Pub Refurbishment!

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.

About the Opportunity



Target Customers

Local Residents:

- People living within walking distance who will stop by for a drink during the week or weekend, attracted by the pub's new look, varied drinks selection, and a welcoming environment.

After-work Socialisers:

- Local workers looking for a casual spot to unwind after their shift, enjoy a drink, and catch up on live sports or other entertainment in a lively yet relaxed atmosphere.

Weekend Nightlife Seekers:

- Young adults and groups of friends heading into town for a night out, drawn by the live music, DJ sets, and the pub's more premium feel compared to nearby competitors.

Sports Enthusiasts:

- Customers looking for a venue to watch live sports during the day, with plenty of screens, a great selection of drinks, and an inviting space to enjoy the game with friends.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

Coffee:

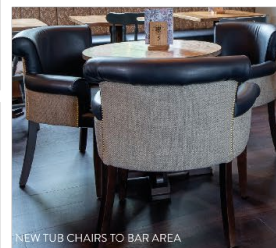
- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will offer live sports, pool, darts, dominoes, and host events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board

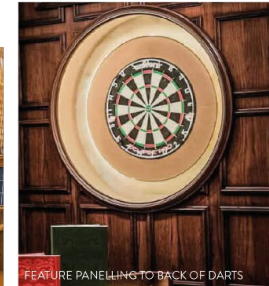
BAR AREA



NEW DECORATIVE LIGHTING



NEW DECORATIVE LIGHTING



SPORTS AREA



NEW DECORATIVE LIGHTING



External Mood Board



NEW BARRELS WITH HIGH STOOLS

NEW LOOSE POTTED PLANTS

NEW CIRCULAR POSEUR BENCHES

NEW STACKABLE/ MOVEABLE FURNITURE

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? Get in touch.

 08085 94 95 96

 www.starpubs.co.uk

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