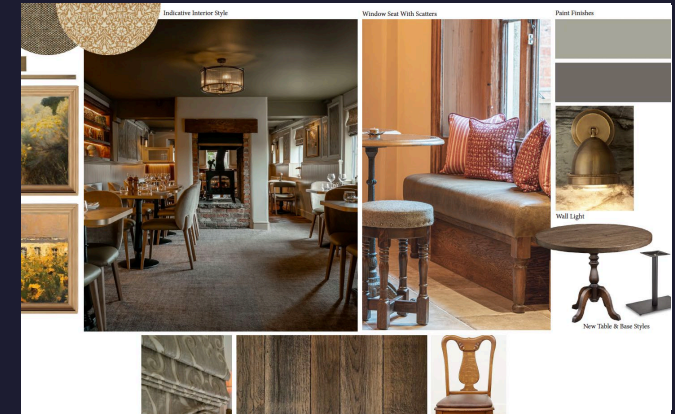
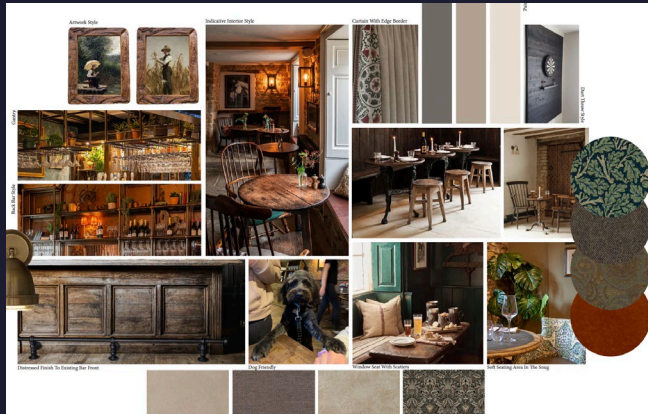




The Kings Arms, High Row, Reeth, DL11 6SY

About the Opportunity



Why Invest?

Exciting Opportunity: The Kings Arms, Reeth Pub Refurbishment!

We're investing in a full refurbishment of the Kings Arms, a charming pub in the picturesque village of Reeth, in the heart of the Yorkshire Dales. The refurbishment will revitalise the ground floor, highlighting the pub's traditional features and adding a brand-new kitchen. Externally, improvements have already been completed, making the Kings Arms an inviting spot for day-trippers, walkers, and cyclists who appreciate great food, cosy fires, and a warm atmosphere after exploring the beautiful surrounding dales.

Elevate Your Investment: Witness the Transformation

With a local population and steady flow of visitors, the Kings Arms offers an excellent opportunity for an experienced food operator. You'll be at the helm of the most traditional pub in the village, serving a strong range of cask ales, quality wines, and beers, paired with hearty, classic pub menu. This is your chance to manage a thriving pub in a popular destination, supported by the investment in its refurbishment.

About the Opportunity



Target Customers

Outdoor Enthusiasts:

- Those who enjoy outdoor activities, including walkers, hikers, and cyclists, will find the Kings Arms an ideal spot to rest and recharge after a day in the Dales. With hearty meals, refreshing drinks, and a cosy environment, it's ideal for unwinding after a busy day.

Local Residents:

- Locals will be drawn to the Kings Arms for its familiar, traditional atmosphere and dependable offering of great food and drink. It will serve as a community hub for regular gatherings and events.

Casual Sightseers:

- Tourists visiting the Yorkshire Dales for its breathtaking views and local attractions will find the Kings Arms an inviting place to relax. With its traditional charm and hearty food, it's the perfect stop after a day of exploring the village and surrounding landmarks.

About the Opportunity



The Offer

Drinks:

- The Kings Arms will offer a wide-ranging drinks menu, including lagers, ciders, spirits, wines, and cask ales. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

Food:

- A classic pub menu will be in place, designed to suit a variety of tastes. It will complement the drinks offer, ensuring steady footfall throughout the day.

Coffee:

- A straight-forward coffee offer, attracting to daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- Events will be tailored to suit the local village and seasonal events. They will create a vibrant, community-focused atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board

Artwork Style



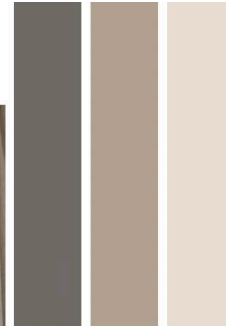
Indicative Interior Style



Curtain With Edge Border



Paint Finishes

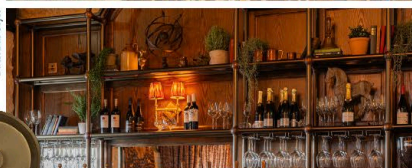


Dart Throw Style

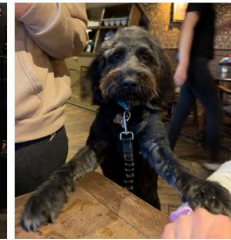
Gantry



Back Bar Style



Distressed Finish To Existing Bar Front



Dog Friendly



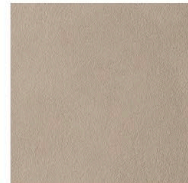
Upholstery Fabrics



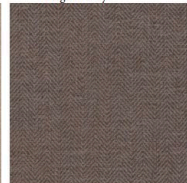
Window Seat With Scatters



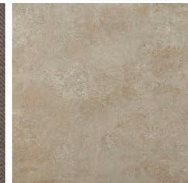
Soft Seating Area In The Snug



Lime Wash Paint For Feature Wall



Herringbone Back Bar Vinyl

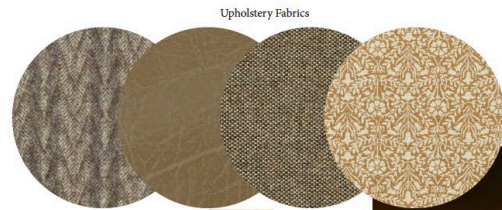


Heritage Beige Floor Tiles



New Carpet

Internal Mood Board



Indicative Interior Style



Window Seat With Scatters



Paint Finishes



Artwork Styles



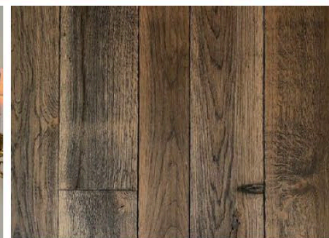
Wall Light



New Table & Base Styles



Relaxed Roman Blind



Engineered Timber Flooring

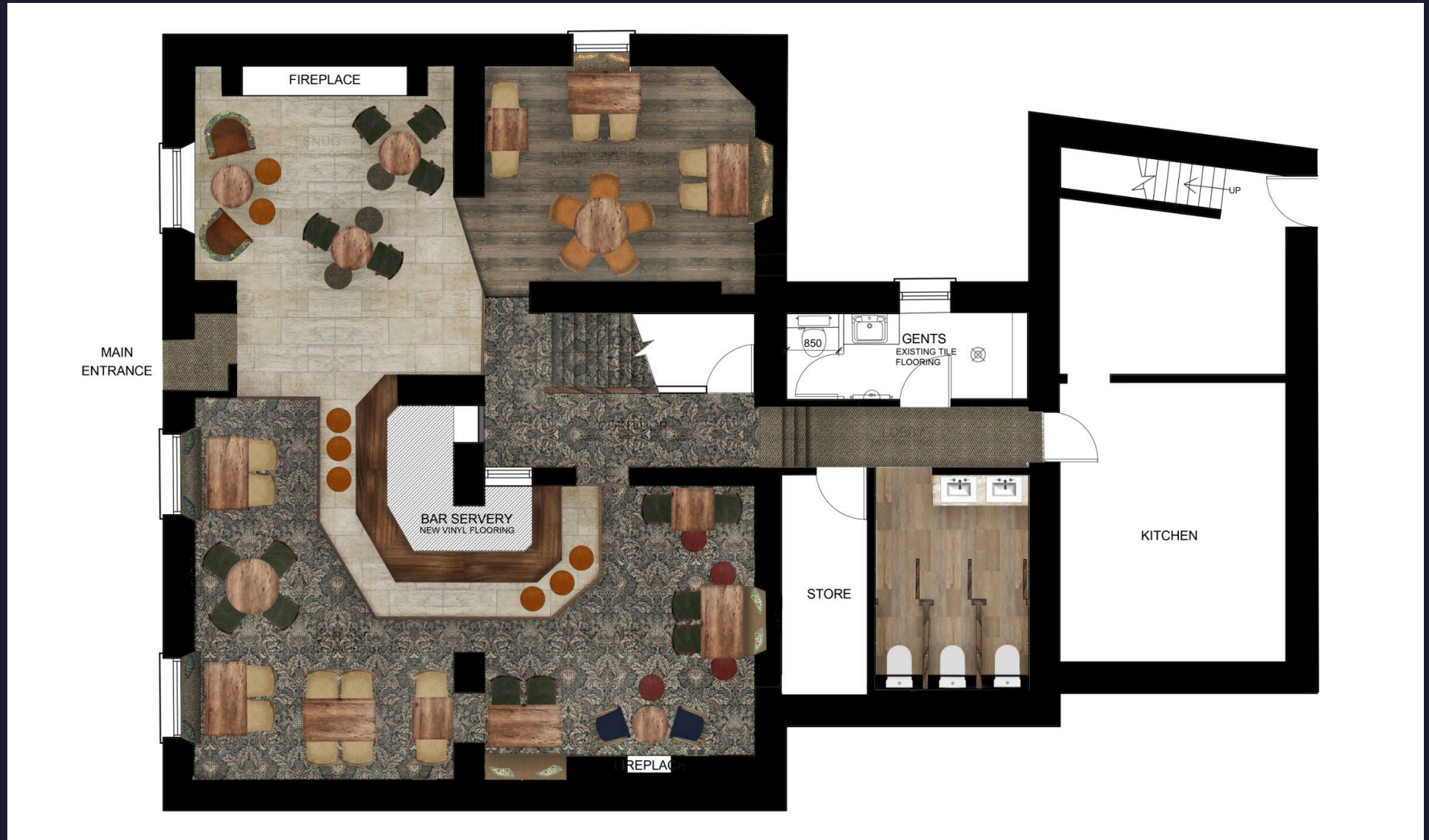


Existing Chairs

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- New entrance matting to be installed.
- Add new lighting positions to the entryway.
- Uplift the existing carpet and lay new carpet.
- Apply new $\frac{3}{4}$ height painted finish around the perimeter of the room.
- Create a new feature dartboard area, backed with cork, decorative timber mouldings, and a chalkboard.
- Add some new loose furniture while retaining and refurbishing existing pieces.
- Install plants on mouldings to existing doors.
- Add new seat pads and scatter cushions to the fixed seating.
- Install new tongue-and-groove panelling to match existing, finished with paint.
- Provide suitable services for TV installation (TV to be provided by lessee), and allow for costs in creating a bric-a-brac feature to hide the TV.
- Installation of new curtains.



Floor Plans & Finishes

2 Bar Servery Area:

- Strip out the existing back bar carcass.
- Infill window as indicated on the plan (shown in green hatch). Prepare back bar walls for heavy-duty vinyl wallpaper.
- Construct a new back bar carcass with a solid oak bar top, treated with a wipeable surface and stained/polished finish.
- Fit a mild steel back fitting, powder-coated in bronze, with LED-lit solid wood timber shelves.
- Install a new LED-lit bottle step display.
- Retain the existing bar top to be sanded, re-stained, and polished. Allow for bar front to also be sanded back and re-stained.
- Removal of existing bulkhead, allow for new 3 mild steel gantries with powder coated bonze finish.
- Existing bar top to be sanded, re-stained and polished.

3 Bar Snug Area:

- Addition of new lighting to existing positions.
- Some new loose furniture and retain and rework existing.
- New curtains to the area.
- Full redecoration and new tiling to the area.



Floor Plans & Finishes

4 Dining Area:

- New loose furniture to be added.
- Addition of new single pedestal table bases and table tops.
- Installation of new blinds.
- New bric-a-brac design elements.
- Renewed timber flooring.

5 Kitchen Area:

- Add new decorative elements.
- Refurbish Kitchen walls
- Install a new matwell,
- Laying of new Altro flooring.



Floor Plans & Finishes

6 Ladies & Gents Toilets:

Ladies:

- Replace existing cubicles with new timber cubicles and shaker-style doors.
- Remove tiles and make good any affected areas.
- Install a new vanity unit with new sinks and sanitaryware.
- Install new enclosed coupled toilets.
- Install new vinyl flooring.
- Add new lights in existing positions.

Gents:

- Replace existing cubicles with new timber cubicles and shaker-style doors.
- Retain floor tiles and urinal.
- Install a new vanity unit with new sinks and sanitaryware.
- Install new enclosed coupled toilets.
- Over tile walls and install new lights in existing positions.
- Install new mechanical ventilation.



External Refurbishment



Signage and external works:

- Signage & lighting scheme to be retained.
- External re-decorations to be retained,
- Addition of external benches to front area.



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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