



About the Opportunity



Why Invest?

Exciting Opportunity: Chambers, Barnsley Pub Refurbishment!

We're investing in a full refurbishment of The Chambers, which will soon be renamed The Chronicle, in Barnsley Town Centre. This project will transform the pub inside and out, giving it a modern look to appeal to both locals and visitors. The venue will offer live sports during the day and a lively atmosphere in the evenings with entertainment like live music, DJ sets, and karaoke, all while keeping the drinks competitively priced.

Elevate Your Investment: Witness the Transformation

With thousands of people living nearby and plenty of foot traffic in the area, this pub has strong potential to attract a wide range of customers. We're looking for a licensee with experience in busy town-centre venues, who can take advantage of this newly refurbished space and help it become a key spot in Barnsley's social scene.

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.

About the Opportunity



The Offer

Drinks:

- The Chronicle will offer a wide range of drinks, including premium lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

Events:

- The pub will offer live sports, music, DJ sets and karaoke. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

Ground Floor Bar Area:

- Full redecoration with graffiti art and brick slips to create a vibrant atmosphere.
- New modern light fittings and stylish decor.
- Removal of fixed seating for a flexible layout.
- Fresh flooring throughout with tiles and vinyl, including refinished timber.
- New sockets for TVs and entertainment systems.
- Upgraded CCTV and security systems.
- Faux hanging planters and drink shelves for added style.
- New heating system for both the ground and first floors. DJ booth connected to fire alarm system for safety.
- Air conditioning maintenance to keep the venue comfortable.
- Rewiring for improved lighting and electrical functionality.

First Floor Bar Area:

- A new glass wash machine to streamline operations.
- Existing air conditioning to be retained and enhanced.



Floor Plans & Finishes

2 Bar Servery (Ground Floor):

- Retain and refresh glass wash and sinks.
- Coffee machine and snack display area added.
- Two till positions, including upgrades for customer-facing screens.
- Refreshed bottle coolers and tidy-up of bar area.
- New flooring behind the bar for a clean, modern look.

3 Toilets:

Ladies':

- Updated vanity and wash areas.
- New, high-quality moisture-resistant wall panels.
- Stylish new timber-effect vinyl flooring.

Gents':

- Freshly decorated with new hand dryers and waterless urinals.
- High-quality moisture-resistant wall panels and flooring.
- New sink with updated vanity.

Accessible:

- Full redecoration for a clean, fresh look.
- New moisture-resistant wall panels and vinyl flooring.



External Refurbishment



Signage and external works:

- New external signage scheme to elevate the pub's presence.
- Repairs and fresh decoration to gutters and downpipes.
- Addition of a new handrail to entrance steps for a welcoming feel.

