



The Westgate, 28 Westgate, Halifax, HX1 1PW

About the Opportunity



Why Invest?

Available on our management agreement, Just Add Talent

The three-story pub will be transformed into a stylish venue. Works will include a redecoration throughout. The toilets will also be treated to an overhaul as part of the extensive refurbishment.

Outside the pub, the refurbishment will include the addition of all-new signage and lighting will also be installed to enhance the pub's kerb appeal.

We will also be overhauling the private accommodation in line with our Just Add Talent letting programme.

Exceptional location

Post-refurbishment it will be the "place to be", but the Grade II-listed pub will retain its historical elements. There are around 20,000 potential customers within a 10-minute radius, meaning that the potential to attract a significant number of new patrons is high.

A pub business with bags of potential

The ideal operator will be able to deliver these elements and have experience of driving a great calendar of events. This will ensure that The Westgate becomes a go-to destination for locals and visitors alike. A warm atmosphere and an eclectic mix of environments for the mixed customer base will broaden the number of social occasions to tap into and gives this pub plenty of potential.

About the Opportunity



Target Customers

When refurbished, the Westgate will appeal to a very broad spectrum of customers, including:

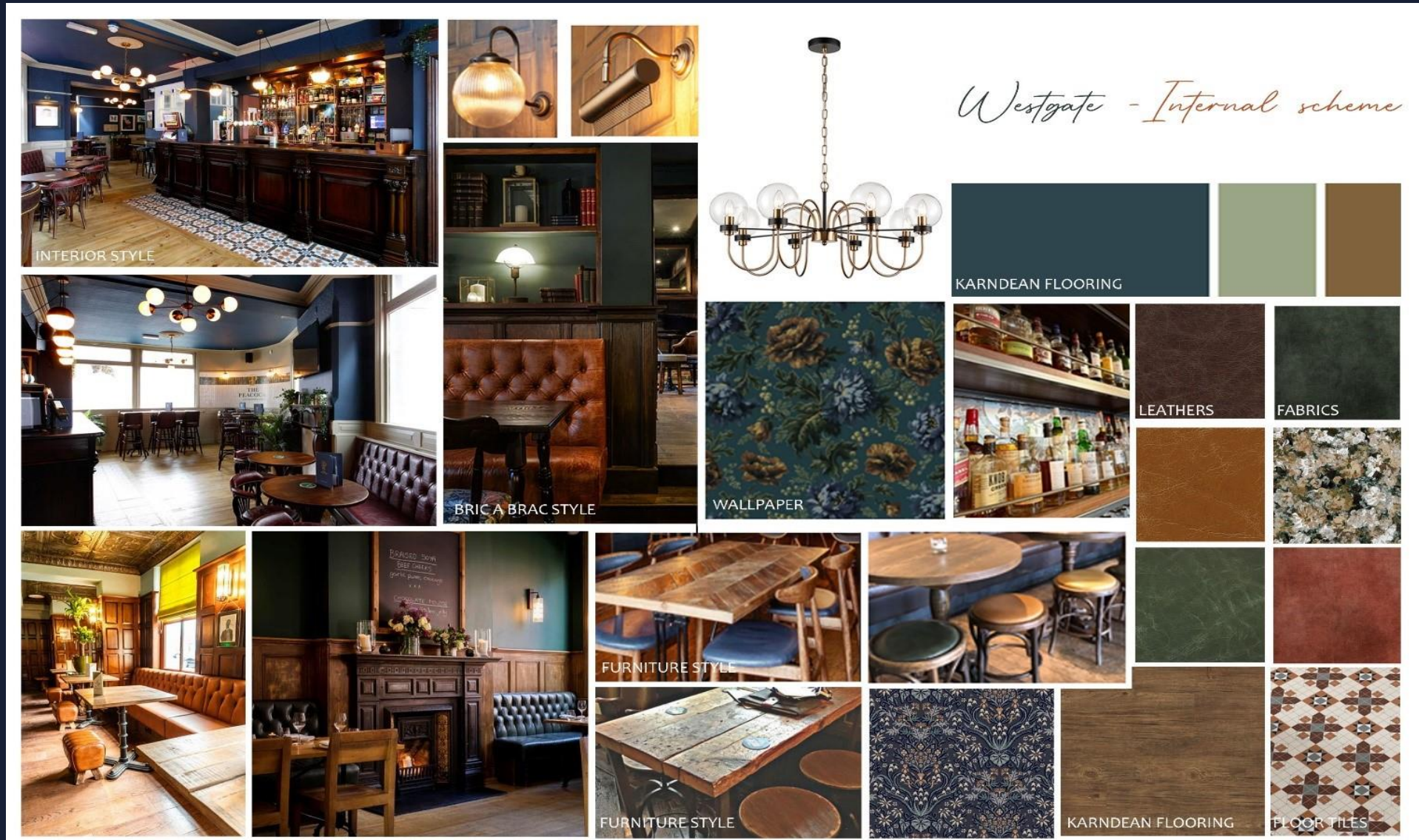
- All ages and mixed groups including families and locals
- Young professionals who are already frequenting the vibrant new 'cultural quarter'.
- A broad mix of clubs, societies and community groups are also expected to use the space during the week.

Offer

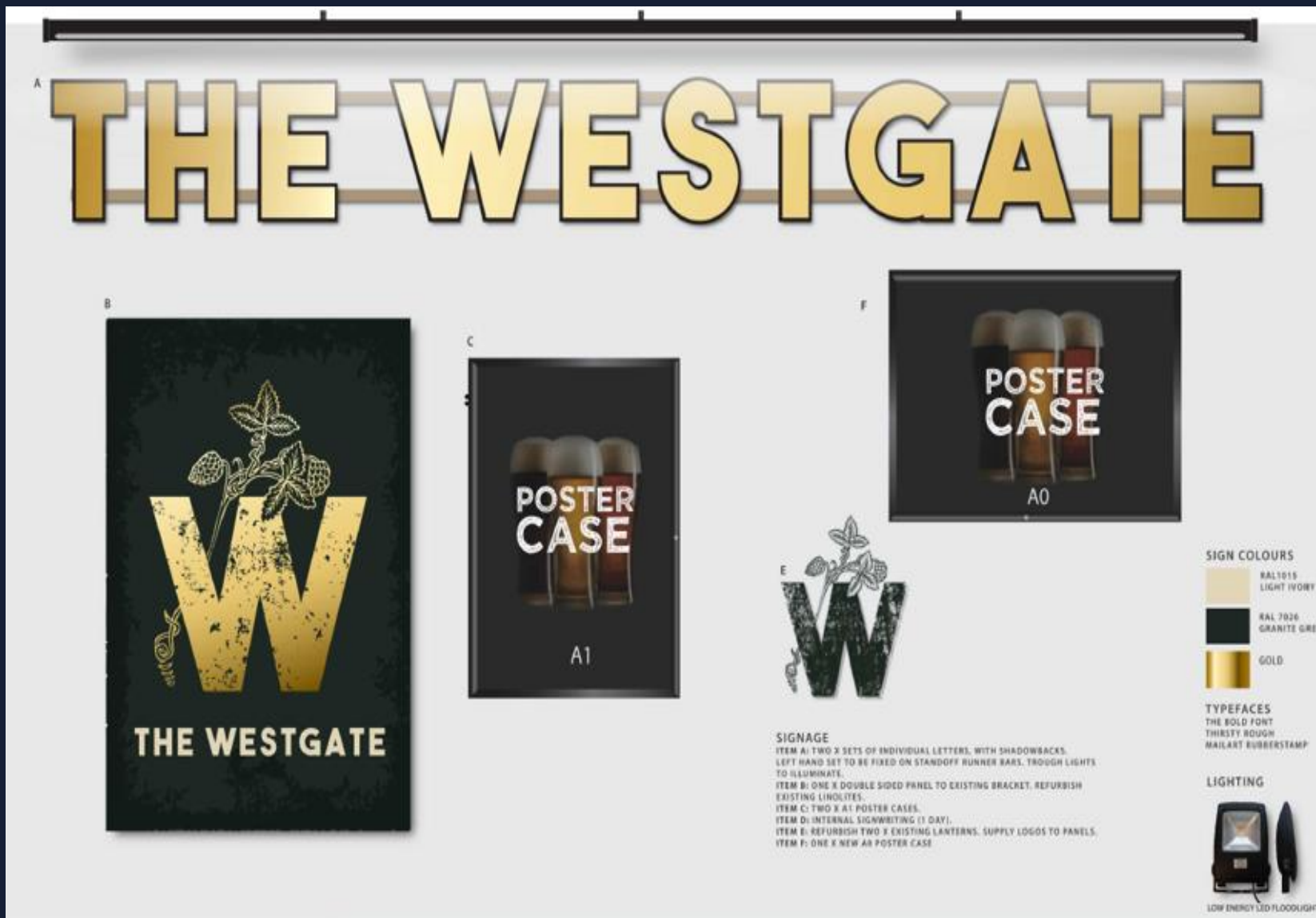
When refurbished, the Westgate will offer:

- A high-quality, focused range of drinks including favourite lagers, spirits and wines
- Basic coffee and Wi-Fi
- Occasional entertainment as part of the rhythm of the week


Internal Mood Board





External Mood Board




A THE WESTGATE

B 

C 

D 

E 


SIGN COLOURS

- RAL 1015 LIGHT IVORY
- RAL 7026 GRANITE GREY
- GOLD

TYPEFACES

- THE BOLD FONT
- THIRSTY ROUGH
- MAILART RUBBERSTAMP

LIGHTING



LOW ENERGY LED FLOODLIGHT

SIGNAGE

ITEM A: TWO X SETS OF INDIVIDUAL LETTERS, WITH SHADOWRACKS. LEFT HAND SET TO BE FIXED ON STANDOFF RUNNER BARS, TROUGH LIGHTS TO ILLUMINATE.

ITEM B: ONE X DOUBLE SIDED PANEL TO EXISTING BRACKET, REFURBISH EXISTING LINOLITHS.

ITEM C: TWO X A1 POSTER CASES.

ITEM D: INTERNAL SIGNWRITING (1 DAY).

ITEM E: REFURBISH TWO X EXISTING LANTERNS. SUPPLY LOGOS TO PANELS.

ITEM F: ONE X NEW A0 POSTER CASE

Rendered Floor Plan



Floor Plans & Finishes

1 Trade Area - generally

- Decorate throughout the Trade Area.
- Install TV's, sound system.
- General Repairs to Doors

2 Bar Servery

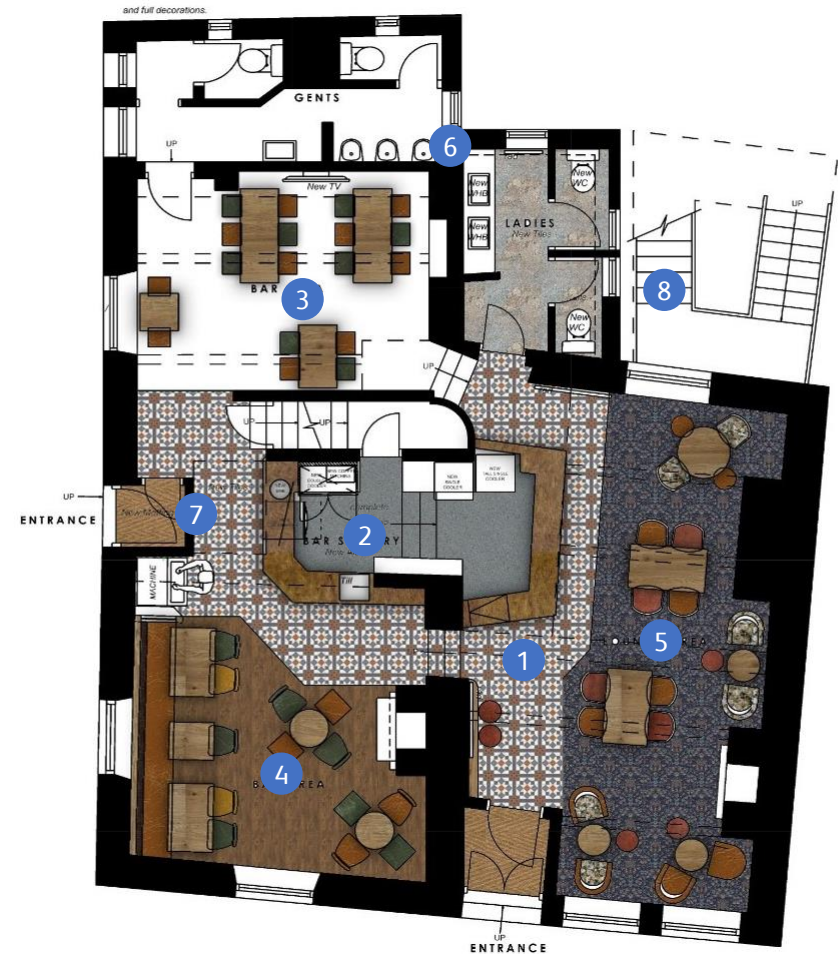
- Renovate and remodel Bar Servery and Bar Back Fitting
- New flooring to bar servery
- New Glass wash position

3 Bar Area (adjacent toilets)

- Existing Timber flooring sanded and re finished.
- Remove existing Drinks shelves

4 Bar Area (adjacent bar servery)

- Retain existing flooring.
- Provide AWP Screen and Drinks Shelf
- Retain existing Fireplace



Floor Plans & Finishes

5 Raised Area: Lounge

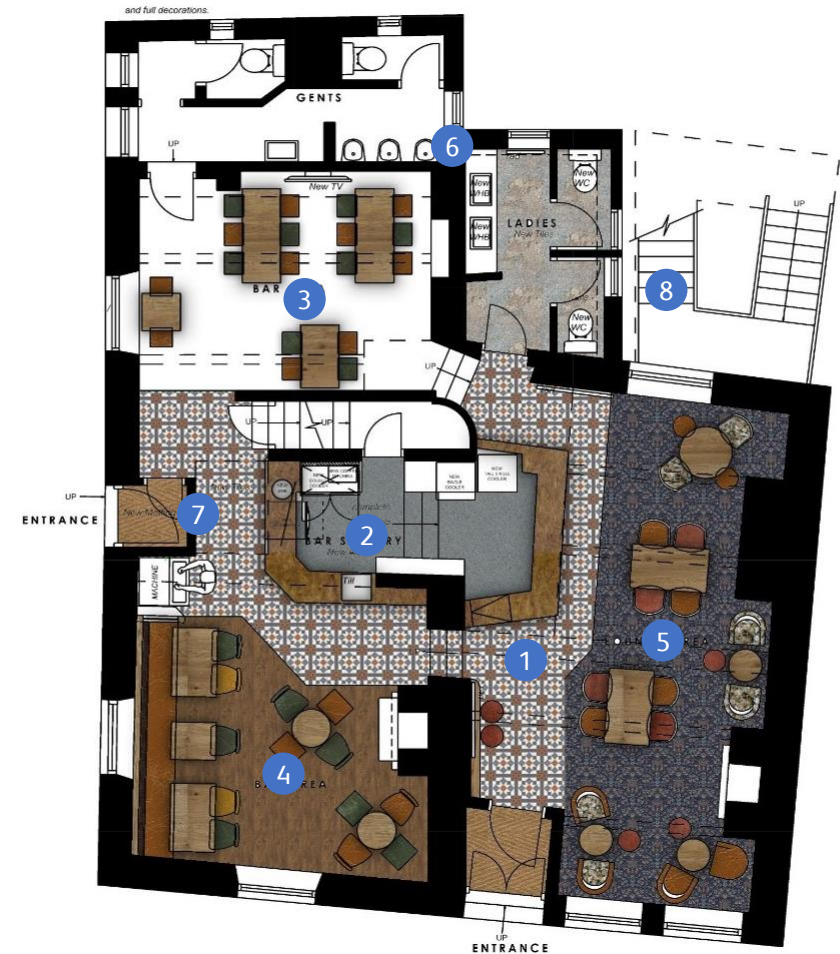
- Lay new carpet
- Retain existing Fireplace
- Remove sections of fixed seating and make good.
- Bar Area:
- Modify and recover existing Fixed Seating.
- New vinyl flooring
- Retain existing Fireplace

6 Ladies & Gents Toilets

- Fully refurbish including new WC's, WHB's and Urinals.
- New ceramic wall tiles to dado height.
- New vinyl flooring

7 Entrance Lobbies

- New Entrance Matting

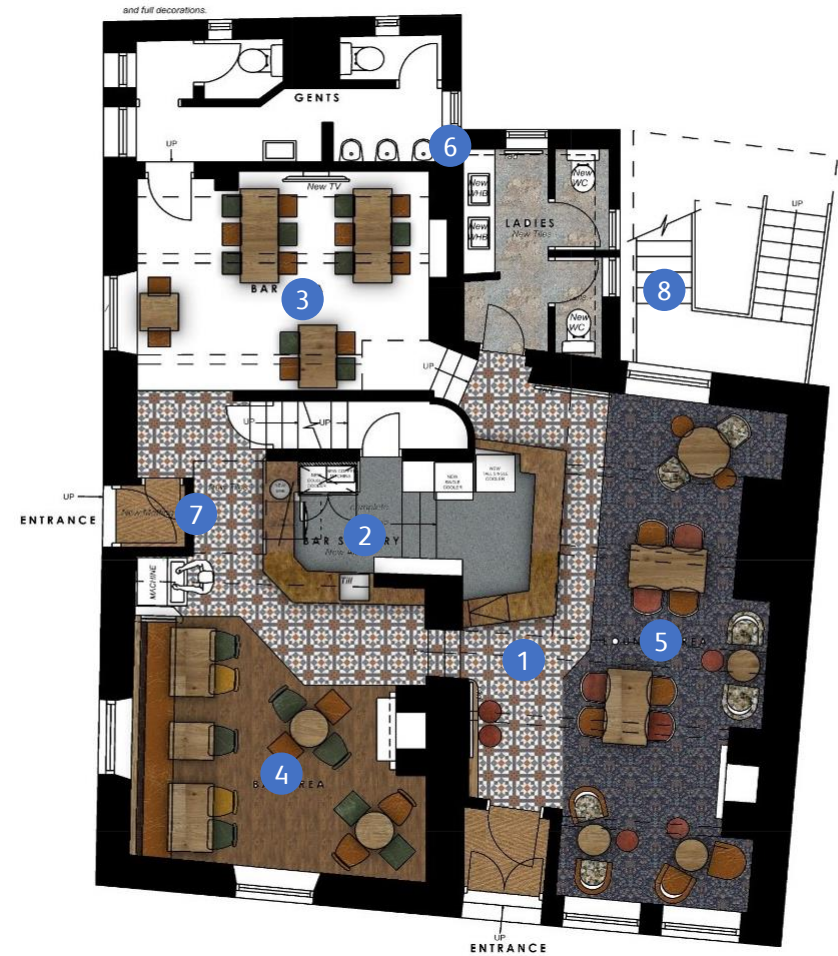


Floor Plans & Finishes

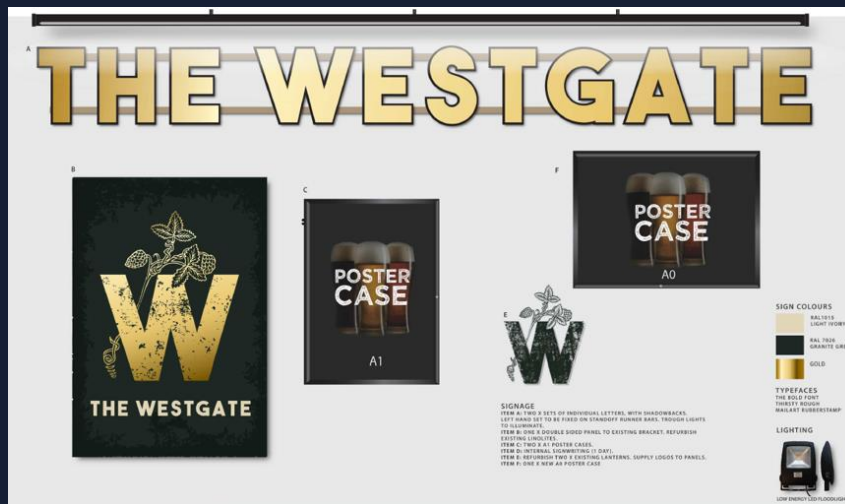
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Cellar

- Install Safe into existing store located in cellar area
- Install BOH equipment into same area.
- Note: Publican will not use this area as an office.
- Full redecorate all other storage areas in cellar.



External Refurbishment

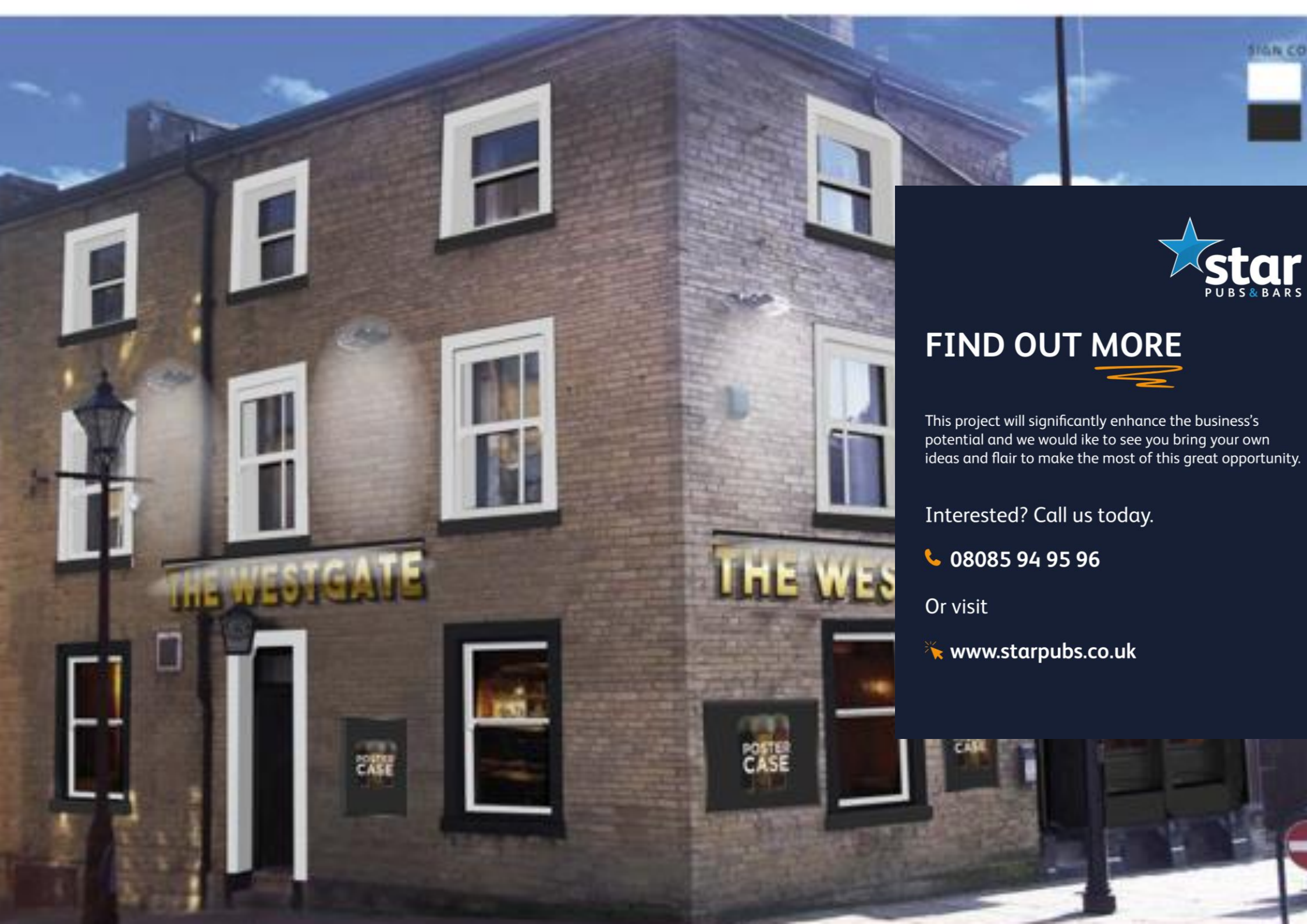


Signage and external area

The pub exterior, lighting and signage will be refreshed to position it as an attractive community pub. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- External pre-decoration repairs
- Partial External redecoration of Ground Floor only.
- New signs and lights to current design and subject to planning approval.



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