



The Woodmans, Rayleigh Road, Benfleet, SS7 3TA

About the Opportunity



Why Invest?

Exciting Opportunity: Woodmans, Banfleet Pub Refurbishment!

Located along a busy road in Banfleet, Essex, this pub benefits from a convenient spot near local shops and a residential area with a blend of affluent households. With a recent outdoor refurbishment and a planned full interior upgrade - including the bar, toilets, and seating - this venue will be refreshed to offer a top-notch experience for families, couples, and older patrons looking for quality food and drink. There's plenty of space with 50 indoor and 75 outdoor seats, an ample car park, and a garden for all-day, all-week trading.

Elevate Your Investment: Witness the Transformation

With a strong food and drink menu, including a full range of drinks and classic pub dishes, this pub is set to stand out among the few other nearby options. Its versatile setup supports events like live music, quizzes, and tastings, making it well-suited for a licensee with some food experience who can make the most of a premium, local destination that appeals to a wide range of customers.

About the Opportunity



Target Customers

Local Residents:

- These are the 4,500+ people living within a 10-minute walk of the pub, likely to visit for a casual drink or to catch up with friends in a familiar, relaxed environment.

After-work Socialisers:

- Workers from nearby areas stopping by for a well-earned drink after their shift, drawn by the friendly atmosphere and competitive pricing on popular drinks.

Weekend Nightlife Seekers:

- A younger, social crowd looking for lively entertainment like karaoke, live music, or DJ nights to enjoy a fun night out with friends at the weekend.

Sports Enthusiasts:

- With pool, darts, and live sports on TV, this group includes locals who enjoy watching or participating in sports, especially during big game nights or weekends.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, cask ale, 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.

Coffee:

- A straight-forward coffee offer could be put in place to help widen the appeal of the pub towards those looking for something other than a cold drink

Events:

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

Internal Mood Board



Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Create zoning to define Dining Area - softer finishes required.
- Two AWP's retained in existing location.
- Wiring only for three internal TV's required and one external.
- Existing exit door to Dining Area to be blocked up.

2 Bar Area:

- Remove existing sofa arrangement.
- Full decoration in zones.
- All new floor finishes.
- Some new light fittings to supplement existing.
- New drinks shelf for AWP's.

3 Bar Servery:

- Remove overbar to increase eye level height.
- New Backfitting and lower dividers.
- Make alterations to allow for merchandising wines and spirits.



Floor Plans & Finishes

4 Dining Area:

- Full redecoration.
- All new floor finishes.
- Some new light fittings to be added.
- New screen to decked terrace exit.
- Block up existing door to front carpark.
- Replace some tables maintaining pub style.
- Re-upholster existing loose furniture.
- Replace some existing light fittings.

5 Ladies & Gents Toilets:

Ladies:

- Allow for New Vanity Unit with large mirror.
- Re position existing hand dryers.

Gents:

- Prep and repaint urinal wall.
- New vinyl flooring throughout.



External Refurbishment



Signage and external works:

- No external signage and decoration works required.
- New furniture layout to external areas.
- Improve quality of furniture to decking areas.



STAR
— PUBS —

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

● **The Woodmans, Rayleigh Road, Benfleet, SS7 3TA** ●