





# About the Opportunity



## Why Invest?

### Exciting Opportunity: Foresters Arms, Melksham Pub Refurbishment!

Located in Melksham, a growing commuter town surrounded by expanding housing developments, The Foresters is set to become the heart of the local community. With a full internal refurbishment creating three distinct zones - a sports-focused area with pool and darts, a lively bar and lounge, and a separate dining space - the pub will cater to a wide range of customers.

### Elevate Your Investment: Witness the Transformation

Designed to appeal to families, professionals, and social groups alike, The Foresters will offer something for everyone: coffee mornings for mums and older residents, affordable lunchtime dining, sports viewing for younger adults, and activities like quizzes, live music, and themed evenings. With no competition within a 10-minute walk, this pub has a huge opportunity to become the community's go-to destination.

# About the Opportunity



## Target Customers

### Local Families:

- The pub's dining area and daytime coffee offer make it ideal for parents with young children and families looking for a relaxed meal or afternoon treat. Events like children's activities and charity fundraisers will further appeal to this group.

### Local Professionals and Commuters:

- Situated near expanding housing developments, the pub is perfectly placed for workers stopping in after work for a drink, meal, or to catch up with friends. Affordable, quality food and drinks make it an attractive option.

### Sports Enthusiasts:

- With pool, darts, and live sports on TV, the dedicated sports area will appeal to younger adults and groups seeking a vibrant space to socialise. Regular events like quizzes and live music will add to the buzz.

### Mature Residents & Visitors:

- Coffee mornings, cakes, and quiet lunchtime food offers will create a welcoming space for older locals looking for somewhere to relax and socialise during the day.

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## The Offer

### Drinks:

- The pub will offer a wide range of premium drinks, including lagers, ciders, spirits and quality wines, 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:

- A barista style coffee offer will be present, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

### Events:

- The pub will offer live sports, entertainment and hosted 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/ SPORTS AREA  
COLOUR SCHEME

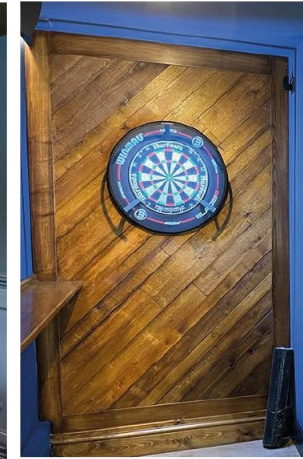
BACKFITTING MODIFIED- NEW PRODUCT DISPLAY



PART NEW LIGHT FITTINGS



FEATURE DARTS WITH TIMBER CLADDING



BAR TOPS RE-POLISHED, FRONT BAR RE-DECORATED



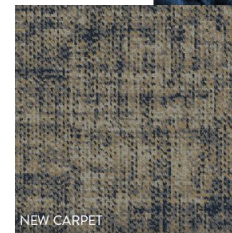
NEW FLOOR TILES



NEW TIMBER EFFECT FLOORING



NEW STONE EFFECT FLOORING



NEW CARPET



EXISTING FIXED SEATING REUPHOLSTERED

# External Mood Board



NEW GLAZED TIMBER SCREENS



FEATURE WALLPAPER

PART NEW BRIC-A-BRAC

PART NEW LIGHT FITTINGS



MIX OF NEW & REFURBISHED DINING & DRINKING FURNITURE



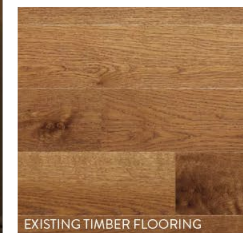
LOUNGE AREA  
COLOUR SCHEME



TOILET REFURBISHMENT



EXISTING FIXED SEATING RECOVERED



EXISTING TIMBER FLOORING



EXISTING CARPET TO LOUNGE AREA



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas:

- Sand and repolish existing timber flooring in lounge.
- Retain existing carpet in lounge.
- Install new carpet, tiles, and stone-effect vinyl flooring in bar area.
- Full internal redecoration throughout.
- Remove drinks shelf and cupboard in lounge.
- Modify fixed seating opposite bar to mid-height and reupholster.
- Reupholster existing fixed seating.
- Install new timber screens and drinks shelves.
- Add new feature darts area with wall cladding.
- Sand and repolish bar top; paint front cladding and install new tills.
- Modify existing backfitting with product display and lighting and repolish bar top.
- Move ice machine to a new position.
- Service existing glasswasher and bottle coolers.
- Provide part-new or refurbished furniture.
- Assess heating system.





# Floor Plans & Finishes

## 2 Ladies & Gents Toilets:

- Full internal redecoration.
- Replace vanity unit and sanitaryware in ladies'.
- Install new vanity unit, sink, and taps in gents'.
- Add new dado-height wall tiles.
- Install new doors to ladies'.
- Install new vinyl floor and entrance matting.

## 3 Kitchen:

- Install new equipment including canopy works, gas interlock, and air input.
- Allow for wall repairs and new vinyl flooring.



# Floor Plans & Finishes

## 4 Private Accommodation:

- Carry out accommodation works as per report (including redecoration and carpet removal where required).
- Upgrade bathrooms with fittings, flooring, and minor repairs.
- Retain kitchen flooring; make minor repairs to units and worktops.
- Repair subfloor in bedroom area.

## 5 Cellar:

- Conduct minor works, repairs, and decorations only.
- Check and service cellar cooling system as required.
- Remove rubbish and debris from store areas.





# External Refurbishment



## Signage and external works:

- Retain existing signage; external decorations via lessee direct.
- Replace uPVC window (side yard area).
- Install new timber posts with festoon lighting.
- Retain existing fencing for beer garden perimeter.
- Address drainage issue (CCTV survey required).
- Repair roof leaks and clear gutters (flat roof area above toilets).
- Add new planters and planting.
- Provide all new external furniture via lessee direct.



## 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.

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 [www.starpubs.co.uk](http://www.starpubs.co.uk)

● Foresters Arms, Sandridge Road, Melksham, SN12 7BN ●