

F&B Light Gray	F&B Mouse's Back	RAL 9005	Black
Render Window surrounds Window frames	Quoins Window surrounds	Render Windows Signage Parasols Vinyls	Lantern



**The Crofters, 373 Leyland Lane, Leyland, Preston, PR25 1TA**

# About the Opportunity



## Why Invest?

### Considerable investment to create exceptional new business

Following a full refurbishment inside and out, The Crofters will be transformed into a fantastic community pub.

Major investment will create a fabulous pub that will cater to the local community. There will be multiple zoned areas which will all undergo refurbishment, the bar will be remodelled and the sports area will be improved to cater for the strong sports following the pub already has.

In addition, a fantastic external redecoration will enhance the pub's kerb appeal with new signage and lighting.

### Community focused location

The Crofters is located in Leyland. Leyland is a town in South Ribble, Lancashire, six miles south of Preston. The area has limited competition, there is only 1 other pub within a 10-minute walk of the Wheatsheaf, and is close to 200 new houses in a new development to the north of Leyland.

### Tap into this pub's potential

The transformed Crofters will feature all the main sports attractions of Sky & BT plus regular events and live entertainment. The pub will attract a lot of the local wet trade, given that it is just a short walk from nearby housing developments, and it will also be a go-to destination to catch up over a drink. We would like to see you bring your own ideas and flair to make the most of this great opportunity.



# About the Opportunity



## Target Customers

The stunning new look at The Crofters will attract a broad demographic.

- All local customer groups, with various zones created throughout.
- Sports fans looking for a nice pub to watch live games & events.

## Offer

The Crofters has the potential to be THE pub in Leyland.

- Competitively priced draught lagers, beers and ciders with the best brands on the market
- A simple coffee offer.
- Live sports with Sky & BT, pool, darts, dominoes as well as, quizzes, charity fund-raisers and live entertainment.

# Internal Moodboards



New curtains

Table top polish

Local History themed Bric-a-brac

Lounge seating

Painted bar front  
Retain brass hand rail

Mix of new and refurbished furniture

New light fittings

upholstery

Existing timber effect vinyl

New carpet



# Internal Moodboards



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Table top polish

Local History themed Bric-a-brac

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Retain brass hand rail

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upholstery

New carpet

# Internal Moodboards



Bric-a-brac

Painted bar front  
Retain brass hand rail



Painted panelling



New curtains

Feature timber  
effect table  
tops

Mix of new and refurbished furniture

New light fittings



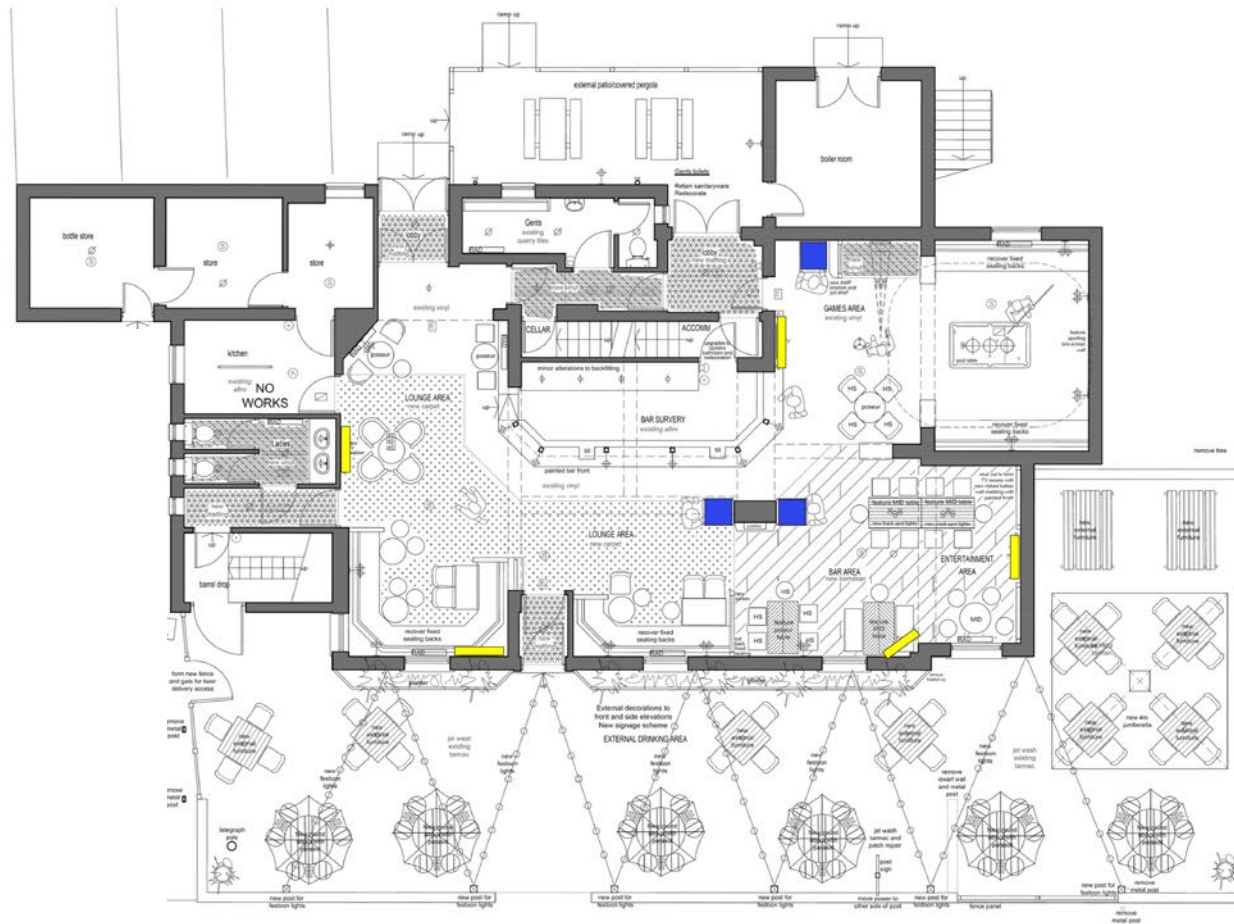
upholstery

Existing timber  
effect vinyl

New Timber Karndean floor



# Rendered Floorplan



# Floorplans & Finishes

## 1 Bar

- New stud wall with battened cladding.
- New karndeian flooring.
- Cut back fixed seating and add a new screen.
- Upgrade to lighting.
- New and refurbished furniture.
- Redecorate throughout.

## 2 Games Room

- New AWP with drinks shelf.
- New and refurbished furniture.
- Redecorate throughout.
- Upgrade to lighting.
- New blinds.

## 3 Bar Servery

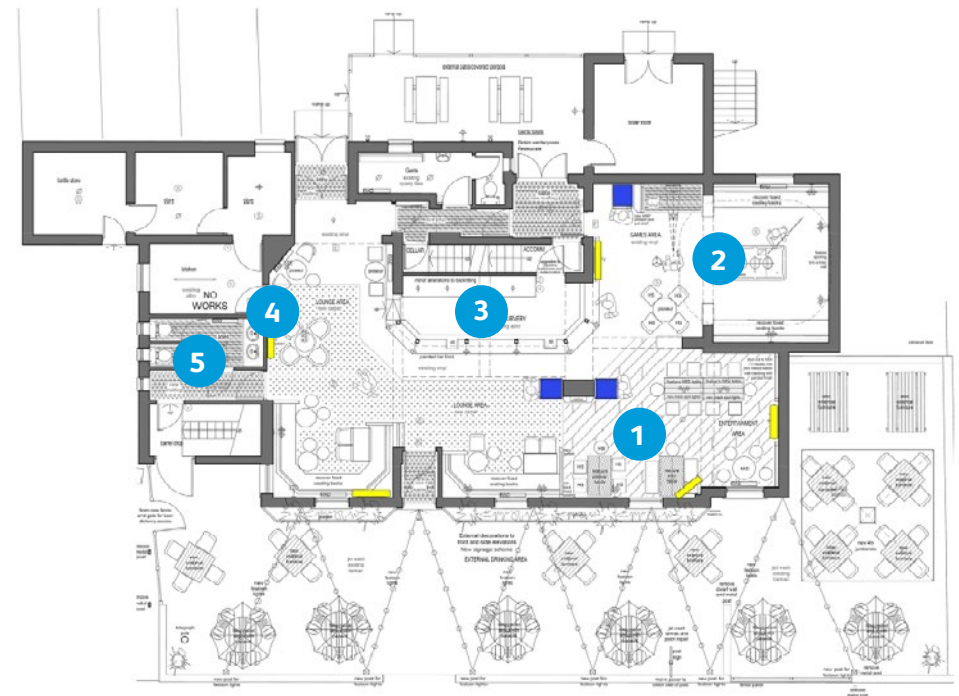
- Minor upgrade of backfitting.
- Strip, polish and stain bar top

## 4 Lounge

- New carpet.
- One new TV.
- Upgrade light fittings.
- New and refurbished furniture.
- Redecorate throughout.
- Recover fixed seating

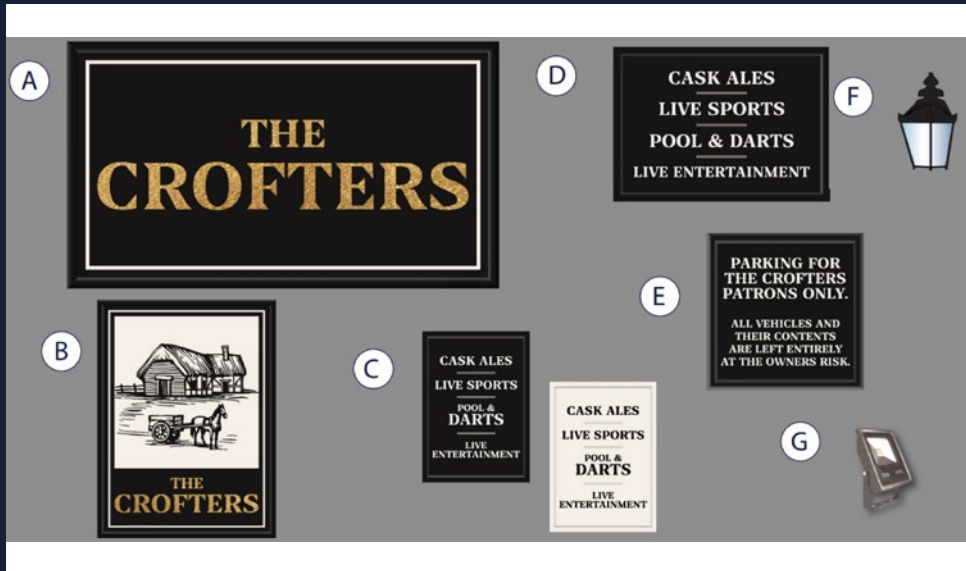
## 5 Toilets

- Redecorate throughout.
- New vinyl flooring (female only)
- New lobby matting (female only)





# External Refurbishment



## External Area

- Form new fence and gate to the front elevation.
- New external furniture.
- New jumbrella.
- New timber posts and festoon lighting
- New signage & lighting.
- External decorations.

Black

Lantern

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## 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](http://www.starpubs.co.uk)**