



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Old Oak Pub Refurbishment Proposed!

Situated in Longridge near Preston, The Old Oak Pub benefits from a prime location within a thriving community hub surrounded by picturesque countryside. The area's unique blend of shops, antique galleries, and proximity to the renowned Ribble Valley Food Trail makes it an attractive destination for locals and visitors alike, offering not just great food and drinks but also access to scenic walks and cycling routes.

Elevate Your Investment: Witness the Transformation

Surrounded by a growing population of affluent residents, including over 7,000 adults within walking distance and ongoing housing developments, the pub holds immense potential for growth. With a focus on sourcing quality food locally, offering a curated drinks menu, and hosting a range of events from live sports to live entertainment, The Old Oak Pub is set to distinguish itself in the market, providing a welcoming atmosphere for the community to gather and enjoy memorable experiences together.

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Target Customers

When refurbished, The Old Oak will appeal to:

Local Residents Seeking Quality Dining:

- Customers who value locally sourced ingredients and top-notch food will flock to The Old Oak Pub, known for its commitment to fresh produce from nearby farms and fisheries.

Community Socialisers:

- Residents and visitors seeking a friendly venue for socialising and live entertainment will choose The Old Oak Pub as their preferred spot for connecting with friends and enjoying a vibrant atmosphere.

Outdoor Enthusiasts:

- Nature enthusiasts exploring the countryside and nearby trails will appreciate The Old Oak Pub as an ideal stop, offering a new patio area and scenic views for unwinding after outdoor adventures.

Social Sports Fans:

- Fans eager to watch live sports from Sky and BT will frequent The Old Oak Pub, known for its lively atmosphere, quality food, and dedicated screenings of major sporting events.

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The Offer

When refurbished, The Old Oak will offer:

Drinks:

- A diverse range of beverages, from refreshing lagers and ciders to traditional cask ales, alongside a curated selection of spirits and wines that perfectly complement your meal.

Food:

- Top-tier dishes made from locally sourced ingredients, cooked to perfection to satisfy your taste buds and support local producers.

Coffee:

- A small range of teas and coffees will be on offer at the Old Oak.

Events:

- A vibrant weekly lineup filled with live entertainment and engaging activities, designed to create a lively atmosphere and bring patrons together for memorable experiences.

Internal Mood Board



Floor Plans & Finishes

1 General Trade Areas

- Complete internal redecoration.
- Install new timber-effect flooring and tiles throughout the trading area.
- Hang new curtains and blinds.
- Install two new AWP's.
- Replace loose furniture throughout.
- Sand & repolish counter tops and decorate front cladding.
- Upgrade back bar fittings with new tiling and mirrors.
- New glazed screen to bar counter.

2 Bar Area

- Removal & reupholstering of existing fixed seating.
- Two new TVs. One in a new position.

3 Games room

- Remove some areas of fixed seating and refurbish.
- Install new fixed seating & reupholster remaining fixed seating.
- Install TVs above existing hearths.



Floor Plans & Finishes

4 Lounge Area

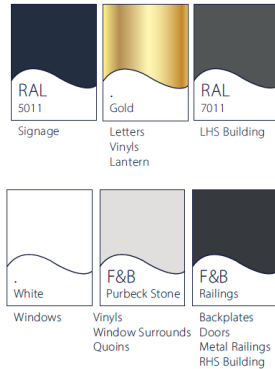
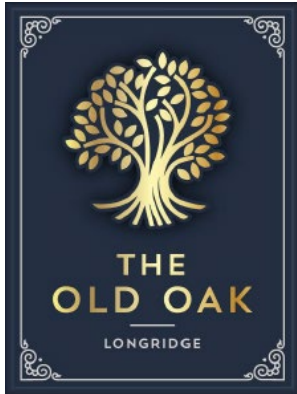
- Install new bi-fold doors to open up the right-hand side of the building to the front beer garden.
- Remove existing fixed seating and repair as needed.
- Remove the pool table.
- Construct a new lobby to provide access to the rear garden.

5 Kitchen & Cellar

- New kitchen extension to suit operational requirements.
- Electrical repairs to align with equipment renewals
- One new upright freezer, two new upright fridges.
- Three new undercounter fridges, new undercounter dishwasher
- New electric six-ring range cooker & gas-heated four-ring boiling top.
- New One new electric twin pan and one single fryer.
- Two microwave ovens.
- New ambient and heated gantry.
- New Bain Marie hot cupboard.
- Allowance for installation of smart dispense.



External Refurbishment



THE
OLD OAK

THE OLD OAK

Signage and external works

- Complete external decorations and necessary repairs.
- Install new signage and lighting.
- Re-lay paving slabs in the rear garden.
- Jet wash and de-weed all paving, patios, and paths.
- Install new posts and festoon lighting in the rear beer garden.
- Erect a new close-boarded fence to define the rear yard area.
- Lay new paving in the front beer garden.



STAR
PUBS & BARS

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

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