



Wheatsheaf Garstang, Park Hill Road, Garstang, PR3 1EL

# About the Opportunity



## Why Invest?

### Exciting Opportunity: Wheatsheaf Gartstang Pub Refurbishment!

We're making a significant investment to transform this pub into a welcoming and stylish community hub. Nestled in a charming market town between Lancaster and Preston, Gartstang is growing fast, with new homes and a premium demographic. This refurbished pub will be the perfect place for locals to gather, offering live sports, entertainment, and a cozy atmosphere. With its refreshed interior and exterior, upgraded seating, and updated signage, the pub will stand out as a focal point for the area.

### Elevate Your Investment: Witness the Transformation

This is a "plug-and-play" opportunity for the right licensee. Whether you're experienced or just starting, you'll step into a venue that's been a top spot in town. With room for 72 covers, a competitive drinks menu, and the potential to create a classic home-cooked food offering, this pub is ready to thrive. If you love being part of a close-knit community, this is your chance to take the reins and make it your own.



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## Target Customers

### Local Residents:

- With nearly 3,000 adults living within walking distance, the pub will appeal to locals looking for a relaxed and friendly space to enjoy food, drinks, and community events. It's perfect for regulars who want a welcoming "local" as part of their routine.

### Sports Fans:

- Equipped with Sky and BT Sports, the pub will draw fans eager to catch live games in a vibrant setting. With amenities like pool and darts, it's an ideal spot for those who enjoy both watching and playing games.

### Families and Newcomers:

- As Garstang continues to grow with new housing developments, the pub will attract families and new residents looking for a go-to place for meals and gatherings. A family-friendly atmosphere and a homemade food menu will make it a natural choice.

### Visitors and Event-Goers:

- Located in a market town hosting large country fairs and close to attractions like Blackpool, the pub will appeal to visitors exploring the area. It's a convenient stop for those attending events or traveling through the picturesque Trough of Bowland.

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## The Offer

### Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails 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:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

### Events:

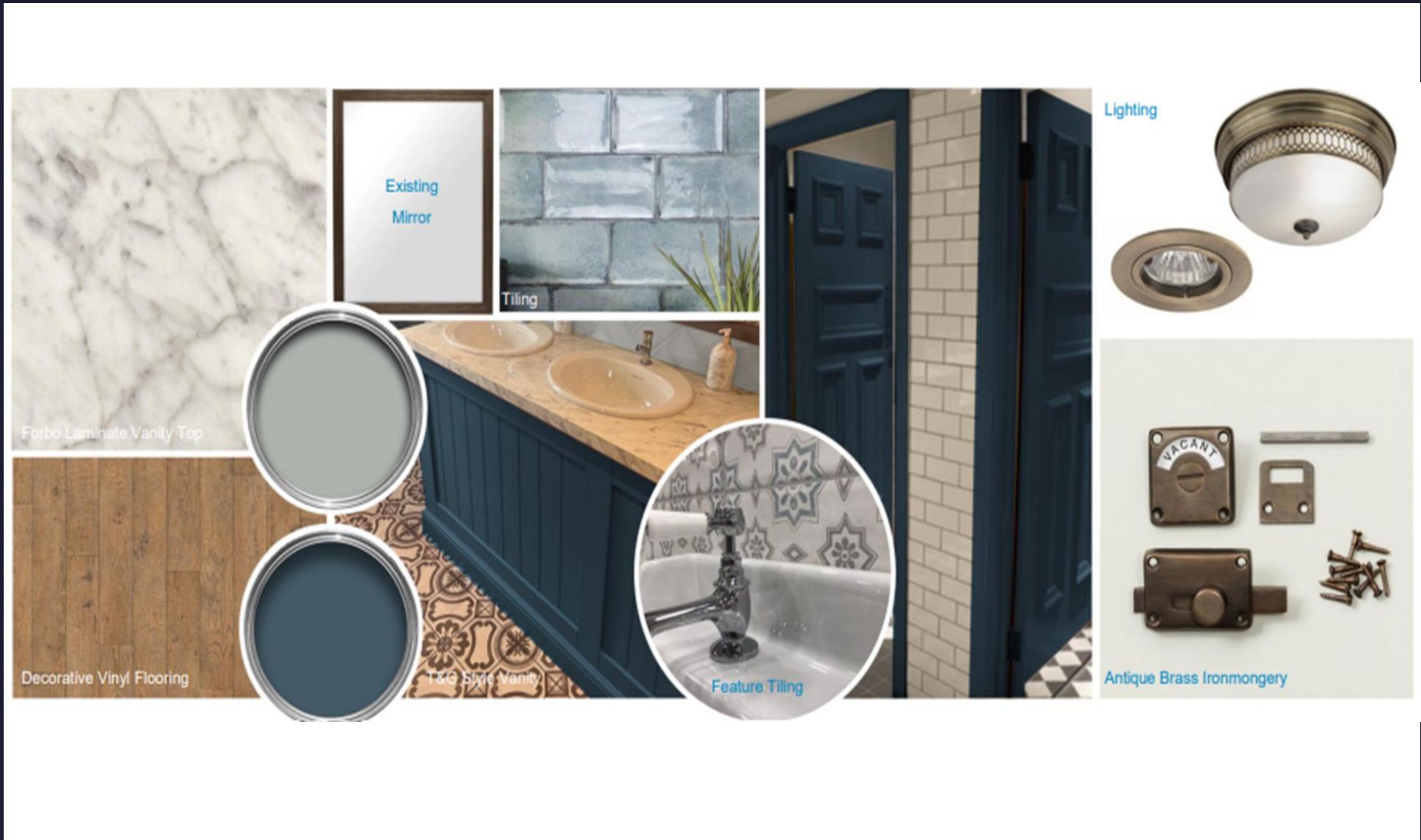
- The pub will offer live sports, pool, darts, dominoes, and host events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

# Internal Mood Board





# Internal Mood Board



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas:

- Internal decoration and damp treatment to specific areas.
- New flooring, to be a mixture of karndean and carpet throughout the pub.
- Sand and stain the existing timber floor.
- New entrance matting.
- Refurbish existing loose furniture with some additional items.
- Reupholster the fixed seating.
- Industrial clean of the existing bar apron stone flooring.
- Ensure property is compliant for electrical, gas, emergency lighting and fire alarm systems.
- Undertake the standard sustainability works for the proper to achieve an EPC rating of 'C'.





# Floor Plans & Finishes

## 2 Gents Toilets:

- New vinyl flooring.
- Decorations and new tiling to wall.
- New vanity unit.
- Retain mirrors, cubicle doors, hand dryer and toilets.

## 3 Ladies Toilets:

- New vinyl flooring.
- Decoration and new tiling to walls.
- New vanity unit.
- New radiator.
- Retain mirrors, cubicle doors, hand dryer and toilets.



# External Refurbishment



## Signage and external works:

- External repairs where required.
- External decoration to the front elevation and only the higher level side elevation (subject to planning).
- Install a new walk in cold room.
- Form new bin store fence.
- New signage and lighting (subject to planning).
- New festoon lighting (subject to planning).





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