



About the Opportunity



Why Invest?

Fantastic refurbishment planned

A refurbishment at the Dunkirk Hall in the town of Leyland, will turn the site into a premium community pub. The works will include a redecoration of the indoor and a total transformation of the outdoor trading spaces. We will be upgrading the main trading area, upgrading the bar's existing counter, and refurbishing the existing fixtures and fittings. We will also be upgrading the toilets.

Externally, we will be completely overhauling the garden space, forming a new attractive seating area in the large beer garden with new lighting. The pub already has a striking appearance being a listed building, but it will also be receiving a face-lift with brand new signage, enhancing its kerb appeal and attracting in passing trade and locals.

Community focused area

The pub itself is located in Leyland. Leyland is a town in South Ribble, Lancashire, just six miles south of Preston. The Dunkirk Hall Arms is appointed perfectly to be the pub of choice for the new housing development close by, with 750 new houses being built. There is only one competitor pub within a mile and nothing in relative walking distance.

Untapped potential

The potential to invest in this pub will allow for a step change to where it sits in the market and make it stand out from the limited competition. This pub would work for an operator who can integrate with the local community, enjoys being the heart and soul of the area, and can attract new customers through social media marketing. With 57 internal and nearly 150 external covers, this pub has huge potential.

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Target Customers

When refurbished, the Dunkirk Hall will appeal to:

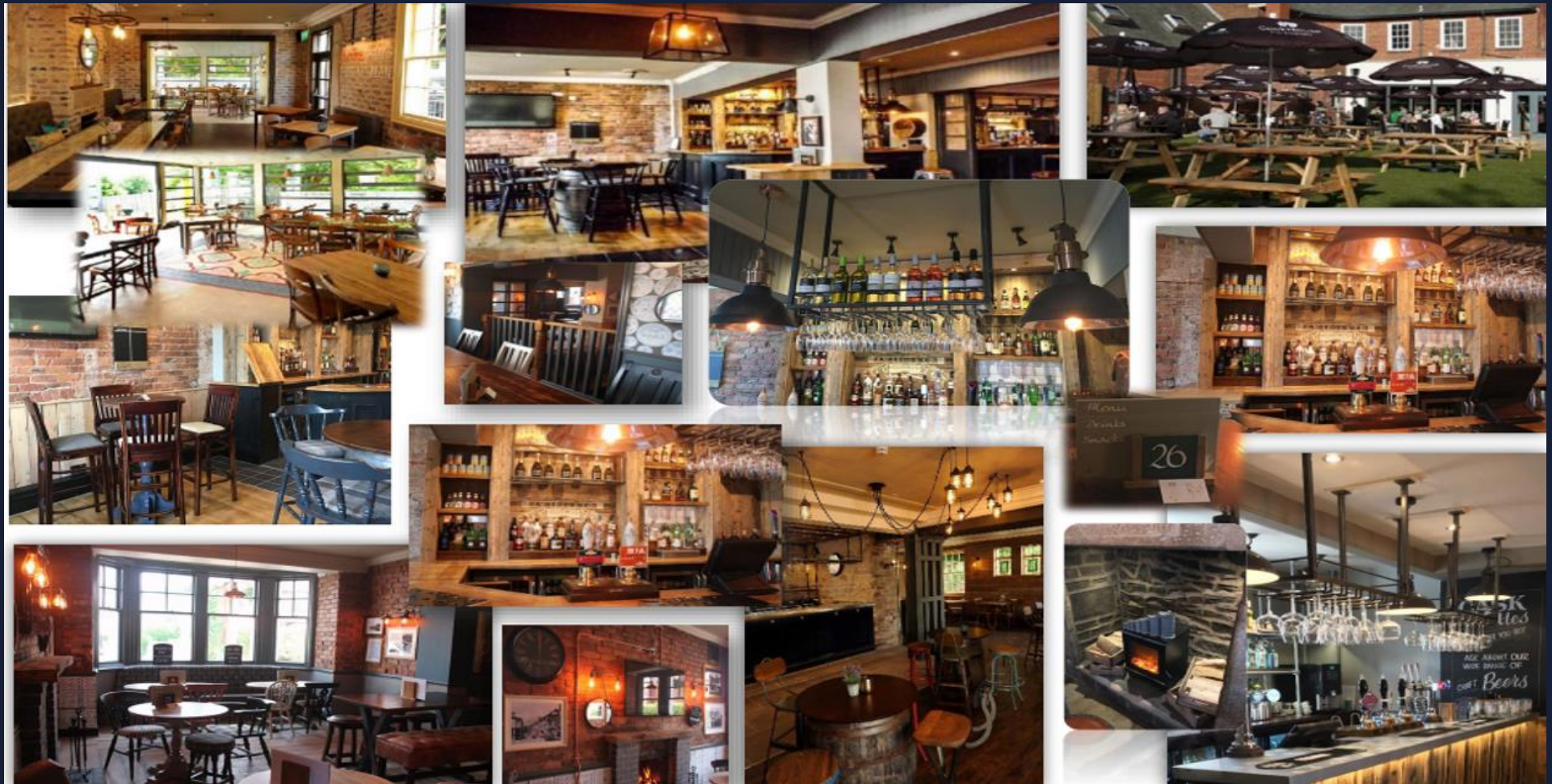
- A wide range of consumers and will attract the local community looking for a great space to enjoy drinks or some traditional pub food with a warm, welcoming atmosphere.
- Everyone from the surrounding community and due to its curbside appeal, should also be able to feed off the daily passing trade

Offer

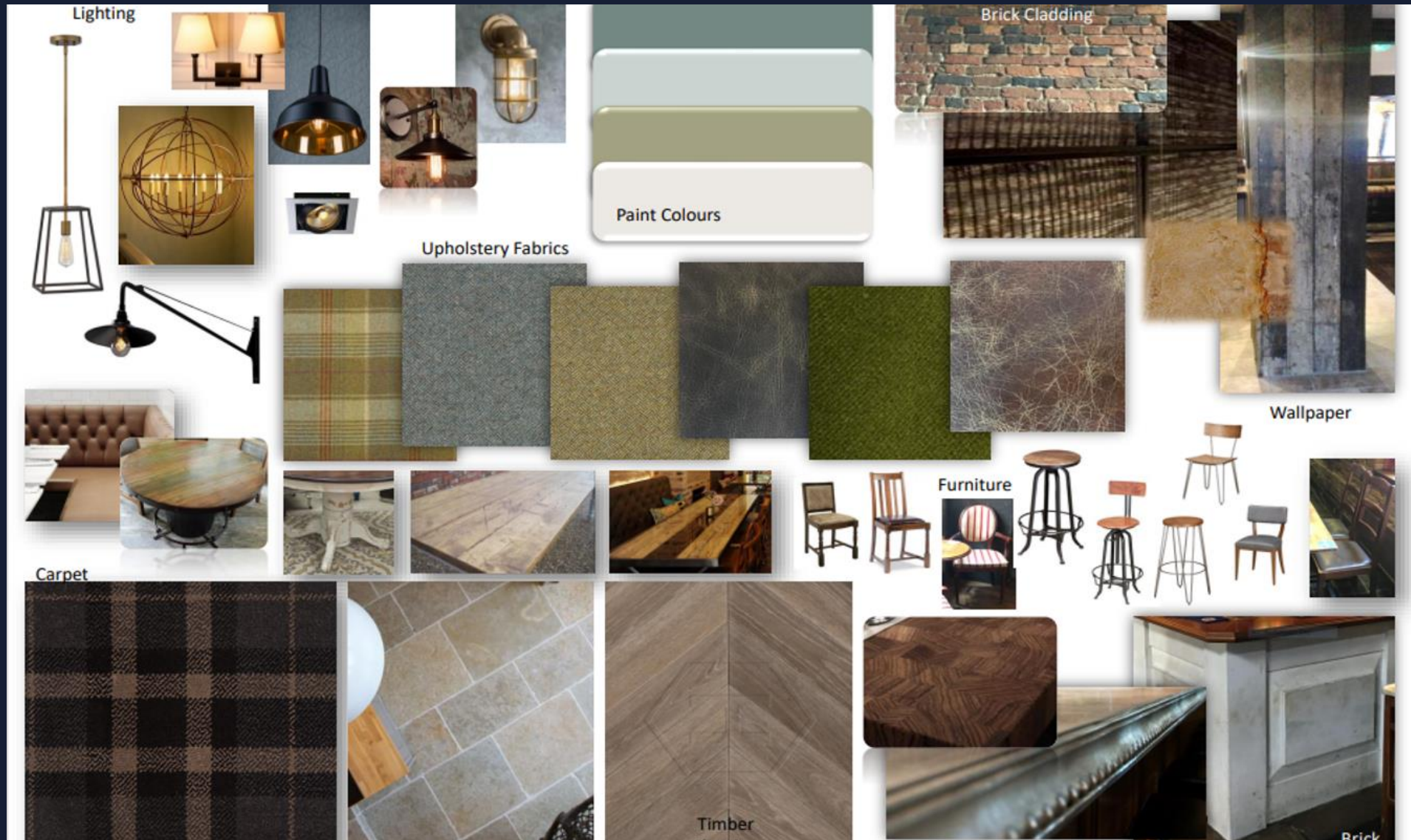
When refurbished, the Dunkirk Hall will offer:

- Competitively priced drinks offer including draught lagers and ciders, a wine selection, and a good range of spirits.
- A basic food menu
- A simple coffee offer, to increase daytime trade
- Live sports, with Sky & TNT, darts, dominos and should include, quizzes, charity fund raisers and live entertainment.

Internal Mood Board



External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1

Trading Areas

- Limited internal decs only to currently painted areas (lots of exposed brick & stone walls)
- Sand and seal bar front & top
- Acid clean stone flooring
- Sand and stain existing wood flooring
- Refurbish existing F&F and recover the fixed seating
- Sustainability works (lighting and loft insulation)

2

Toilets

- Full refurbishment of ladies' toilets
- Decorations, new tiles and new vanity unit in gents toilet



External Refurbishment



Signage and external area

Works will include:

- New signage and lighting
- Remove low level brick wall that splits the current stone flooring & grass
- Extend stone flooring beer garden, taking five car parking spaces
- Repairs to smoking shelter
- Relocate the swing sign to corner of the road junction
- Cut back trees and shrubs



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