



About the Opportunity



Why Invest?

Exciting Opportunity: Fox Inn, Boars Hill Pub Refurbishment!

Located in the affluent area of Boars Hill, just three miles southwest of Oxford, this pub is perfectly positioned to become a best-in-class food destination. A full refurbishment will elevate the space, featuring a redecorated bar and restaurant area, polished timber floors, refreshed toilets, and new furnishings. The transformation extends outdoors with a newly created terrace, festoon lighting, anti-slip decking, and landscaped gardens, making it an inviting venue year-round.

Elevate Your Investment: Witness the Transformation

With 70 internal and 60 external covers, this pub is designed to attract discerning diners seeking a premium food and drink experience. The well-thought-out refurbishment will enhance its reputation as a drive-to destination, offering stunning views, a top-end drinks selection, and a carefully curated menu. A highly skilled operator with a proven track record in running a quality food-led business will thrive here, ensuring that the pub not only meets but exceeds customer expectations.

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Target Customers

Affluent Diners:

- Customers looking for exceptional food, top-tier drinks, and first-class service in a premium yet welcoming pub environment.

Special Occasion Guests:

- Visitors seeking a memorable venue for celebrations, business lunches, and weekend dining, drawn by the pub's reputation for quality.

Outdoor Enthusiasts & Summer Diners:

- Those who appreciate a beautifully designed terrace and landscaped garden, making the most of the expanded outdoor seating and stunning views.

Food & Drink Connoisseurs:

- Customers who value premium ingredients, expertly crafted menus, and a high-end drinks range, ensuring a standout experience with every visit.

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The Offer

Drinks:

- The pub will offer a wide range of premium 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 Great Pub Great Food menu, offering the high standards expected from a premium dining venue, with a focus on fresh, seasonal ingredients.

Coffee:

- Limited to events that align with the venue's high-quality offer, ensuring a refined and enjoyable atmosphere for guests.

Events:

- The pub will host events catered to the pub's offering and customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

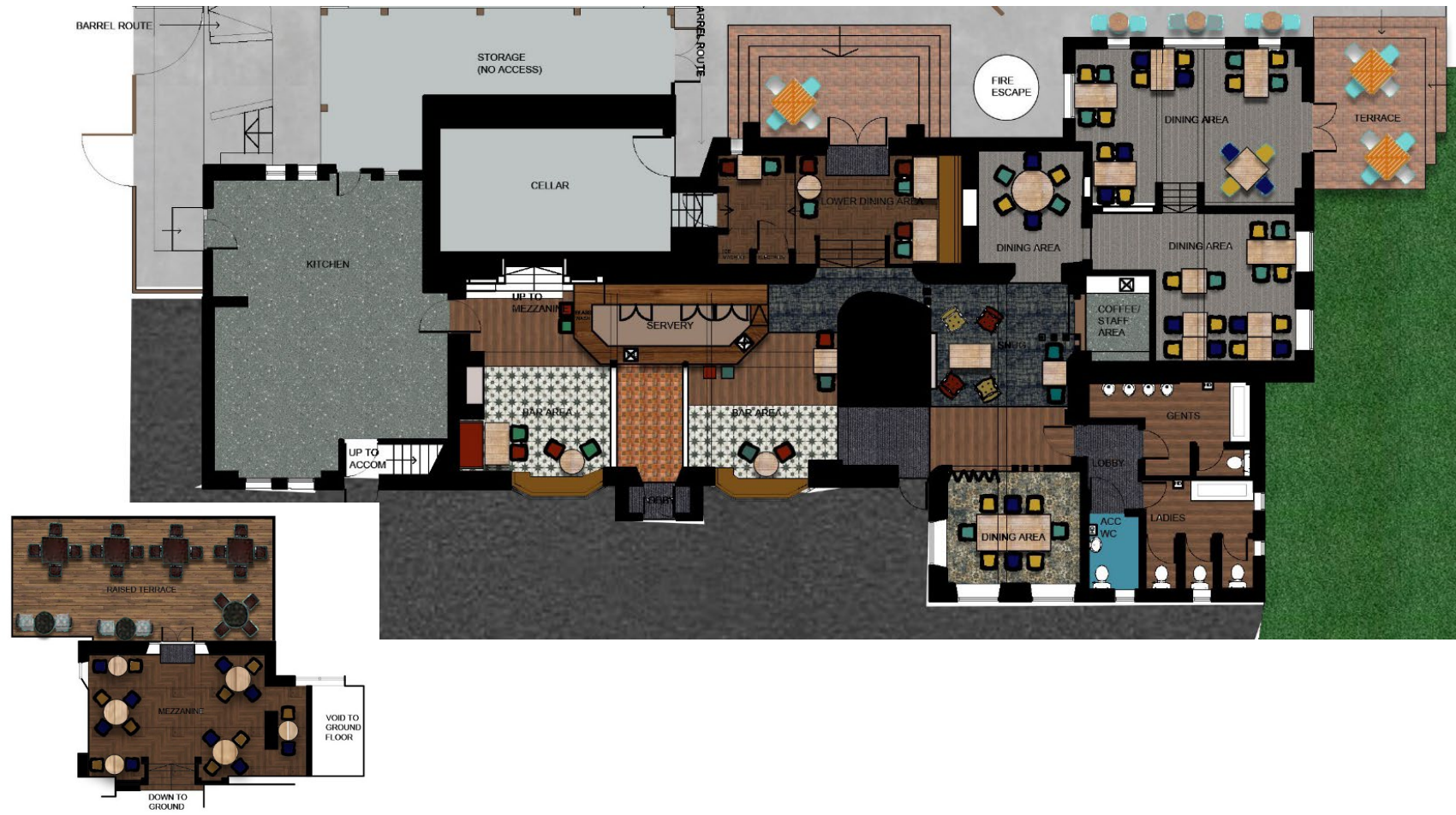
Internal Mood Board



External Mood Board



Rendered Floor Plan



MEZZANINE PLAN

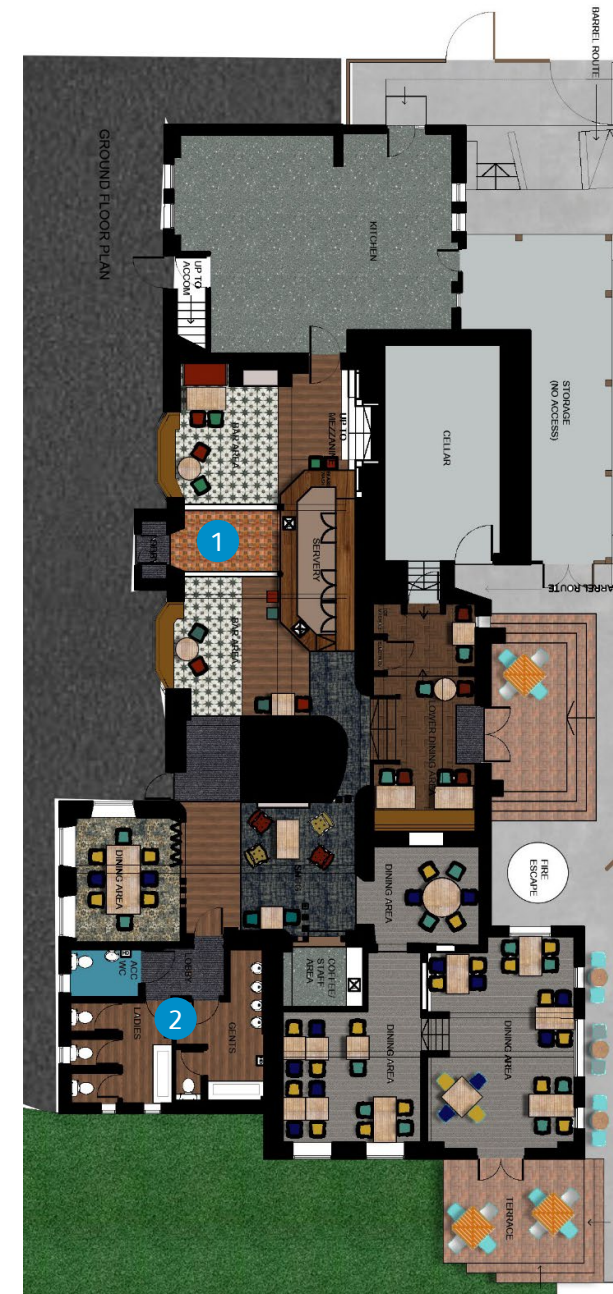
Floor Plans & Finishes

1 General Trade Areas:

- Full internal decorations throughout, including ceilings and timber.
- Install feature wallpaper where specified.
- Complete flooring works as planned.
- Renew decorative lighting and relamp functional lighting.
- Add new furniture & fittings to suit layout.
- Refurbish existing furniture, including stripping and refinishing table tops.
- Reposition and introduce new bric-a-brac as needed.
- Install Heineken Blade sockets.
- Retain glass wash, ice machine, and three double coolers in working order.
- Install new TV position in bar area.

2 Ladies & Gents Toilets:

- Full redecoration throughout.
- Install new matting in the lobby area.



Floor Plans & Finishes

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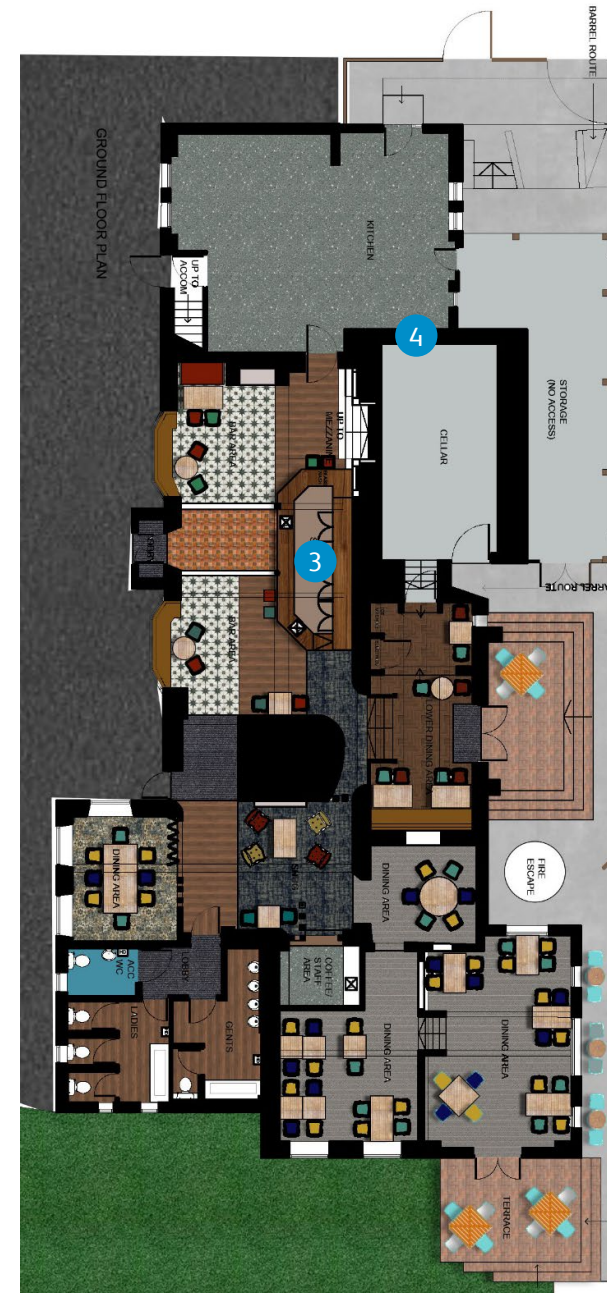
Bar Servery Area:

- Strip, stain, and repolish counter tops, redecorate other timbers.
- Retain existing flooring.
- Repair subfloor following leak from glass wash.
- Replace broken arbon tiles where needed.
- Reupholster fixed seating and provide new loose cushions.
- Rebuild a section of the bar counter to match existing, following water damage.
- Install new section of bar top to match existing design.

4

Kitchen & Cellar:

- Check electrical compliance.
- Decorate walls, ceilings, and timberwork.
- Perform patch repairs to altro flooring and skirtings.
- Seal leaking skylight.



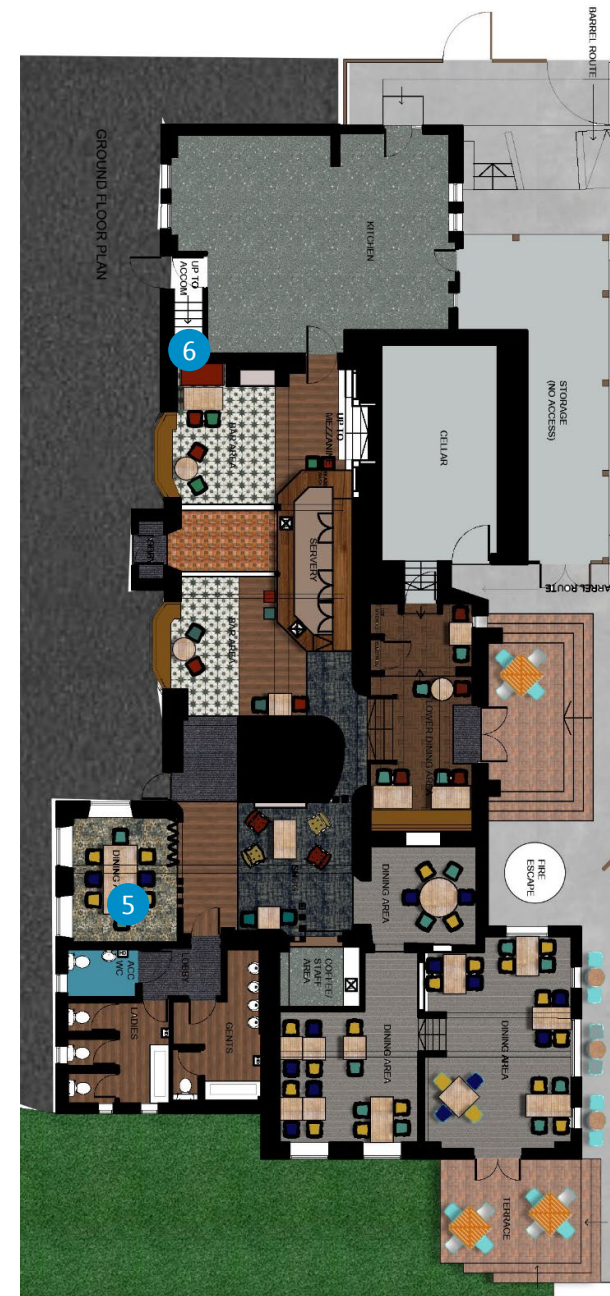
Floor Plans & Finishes

5 Dining Area:

- Retain and clean LVT flooring and carpets.
- Provide new sockets with USB inserts to fixed seating plinths.
- Install double-sided curtain where specified.
- Add new 3D bric-a-brac to shelving unit.

6 Private Accommodation:

- Full decorations in kitchen, lounge, landing, corridor, and three bedrooms.
- No works to kitchen required.
- Install new shower in the main bathroom.
- Retain office with no additional works.
- Retain carpet where recently renewed.
- Install new vinyl flooring in the main bathroom.
- Clean and minor refurbishments in ensuite bedrooms.
- Replace fire strips on boiler room door.



External Refurbishment



Signage and external works:

- No changes to existing signage and external decorations.
- Fill biggest potholes in car park, but no white lining.
- Allow new external furniture.
- Install warm white festoon lighting.
- Remove fallen fencing and install new level platform.
- Install new anti-slip decking as planned.
- Provide timber balustrade around decking.
- Clear nettles and re turf where specified.
- Inspect and repair existing decking as required.
- Renew fence section at end of decking area.
- Check fire escape, ensuring good condition with contrasting nosing.
- Remove redundant shed and install new fencing to access grassed area for maintenance.



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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? Get in touch.

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🖱️ www.starpubs.co.uk

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