



About the Opportunity



Why Invest?

Exciting Opportunity: The Fox Inn Pub Refurbishment!

The Fox, a historic pub in Hallaton, just 9 miles from Market Harborough, is set to undergo a full refurbishment to revitalise this cherished village spot. Hallaton, with its rich history and picturesque countryside, is known for its historic landmarks and unique local events like the annual Bottle Kicking. The Fox aims to become a vibrant community hub, drawing in both locals and visitors with its welcoming atmosphere.

Elevate Your Investment: Witness the Transformation

The refurbishment will give The Fox a fresh look, inside and out, creating an inviting space for everyone - from couples and families to groups of friends. With a focus on quality food, a wide range of drinks, and events, The Fox has the potential to become a go-to destination in the area. The right licensee will ideally be someone familiar with the local community and experienced in traditional pub operation, they will help make The Fox a standout spot known for its warmth, consistency, and community connection.

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Target Customers

Local Residents:

- Hallaton's mature and affluent locals, particularly those aged 45 and over, will find The Fox a welcoming spot for regular socialising and dining. The pub's traditional yet refreshed atmosphere makes it a perfect place for a relaxed pint or a meal with friends and family.

Day Trippers & Tourists:

- Visitors exploring Hallaton's historic sites and beautiful countryside will appreciate The Fox as a cosy stop for lunch or a drink. The pub's charm and local character make it an ideal destination for those seeking an authentic village experience.

Families:

- Families looking for a friendly and comfortable environment will enjoy The Fox's inclusive atmosphere and robust pub menu. The pub's family-friendly setting makes it a great choice for a casual meal or a weekend outing.

Community Groups and Regulars:

- The Fox is well-suited for mixed-gender social occasions, from ladies' lunches to group gatherings. The range of events and quality offerings ensure it appeals to those looking for a lively and enjoyable spot to meet up with friends.

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The Offer

Drinks:

- Full range of beers, ciders, cask ales and low and no alcohol options such as Heineken 0.0, alongside quality wine, spirits and soft drinks.

Food:

- A traditional pub menu with the respective classics, alongside licensee driven specials and themed nights.

Coffee:

- A great coffee offering can be put in place, ensuring a satisfying brew every time.

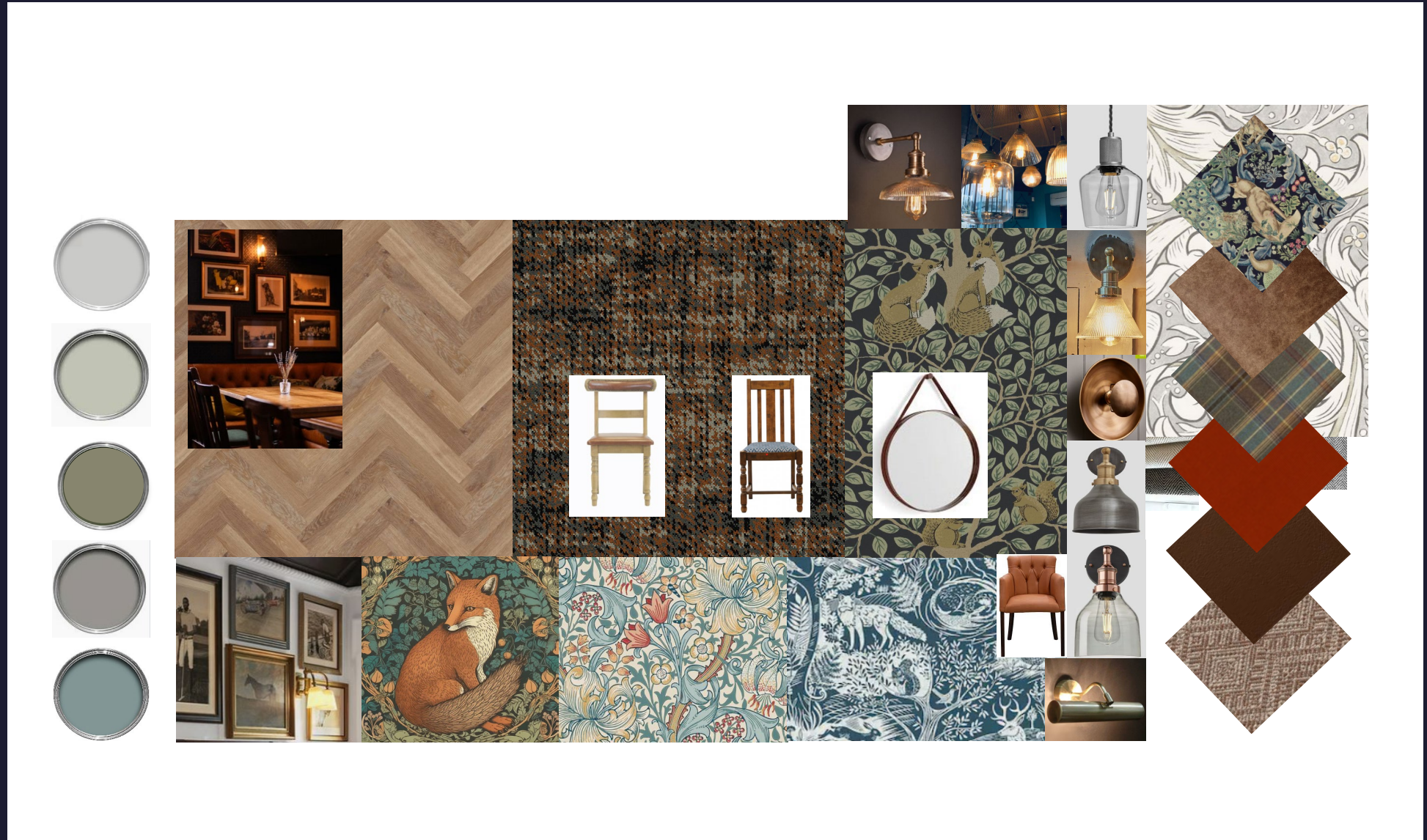
Events:

- Live music, quiz nights, open mic nights, games, pub takeovers, special occasions & licensee driven events based on consumer feedback & demand.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 Bar Area:

- Install new dining-height fixed seating.
- Remove the trophy cabinet and create a new darts area with a drinks shelf.
- Relocate AWP with screens and a drinks shelf.
- Add new feature furniture pieces.
- Redecorate throughout the space.
- Make minor alterations to the upper backfitting.
- Install new light fittings in existing locations.
- Add new matting to the lobby.

2 Toilets:

Ladies:

- Full redecoration to toilets.

Gents:

- Full redecoration to toilets.
- Replace existing flooring with timber effect safety flooring.



Floor Plans & Finishes

3 Lounge / Dining Area:

- Install new fully upholstered booth seating in the rear area.
- Replace the carpet with new herringbone Karndean flooring and new carpet.
- Retain the timber floor in the central area.
- Paint the bar front and make minor alterations to the backfitting.
- Reorganise furniture across pub areas and add some feature pieces.
- Redecorate, including sections of wallpaper.
- Install new light fittings in existing positions.
- Add new bric-a-brac design features.



External Refurbishment



Signage and external works:

- Install new full signage scheme.
- New lighting positions to enhance curb-side appeal.



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