



# About the Opportunity



## Why Invest?

### Fantastic Refurbishment Planned!

The Park Gate Inn's entrance area will be transformed as a cosy snug area with stone floors and open fires. The dining area will be completely repositioned as a premium space with new wall, floor and ceiling finishes and the addition of new light fittings and furniture. The conservatory will be overhauled as a new 'orangery' with to improve all year-round appeal. New French doors will be installed to allow easy access onto the new patio area. In addition, a new kitchen will be installed complete with prep area and walk in freezer.

Externally, the Park Gate Inn will receive new exterior signage and lighting to enhance the sites kerb appeal. A new entrance pergola to the front will welcome in guests. At the rear of the pub we'll be installing a new flagstone patio. Festoon lighting will be added to the garden area and conservatory.

## Great Demographics!

In the village of Cannock Wood and surrounded by the natural beauty of the Cannock Wood Chase you'll find the Park Gate Inn, a gorgeous pub. Being located within Cannock Chase the area has a massive number of tourists / walkers coming to enjoy the local countryside.

Cannock Wood has almost 1,000 residents of a mature and affluent background and is the only pub within walking distance. The local area is densely populated with 45,000 people within a 10-minute drive away, and another potential 200,000 customers within a 20-minute drive away.

## Tap into the Park's Potential!

The Park Gate Inn already houses some fantastic natural finishes including stone floors, wooden beams, real fireplaces and an amazing garden area. The new refurbishment will enhance these features and add to them, helping the venue appeal to a broader range of customers. Whether it's locals looking to relax in the bar, visitors enjoying a day-out or couples wanting to share a delicious meal, The Park Gate Inn will offer something for everyone.

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## Target Customers

When refurbished, the Park Gate Inn will appeal to:

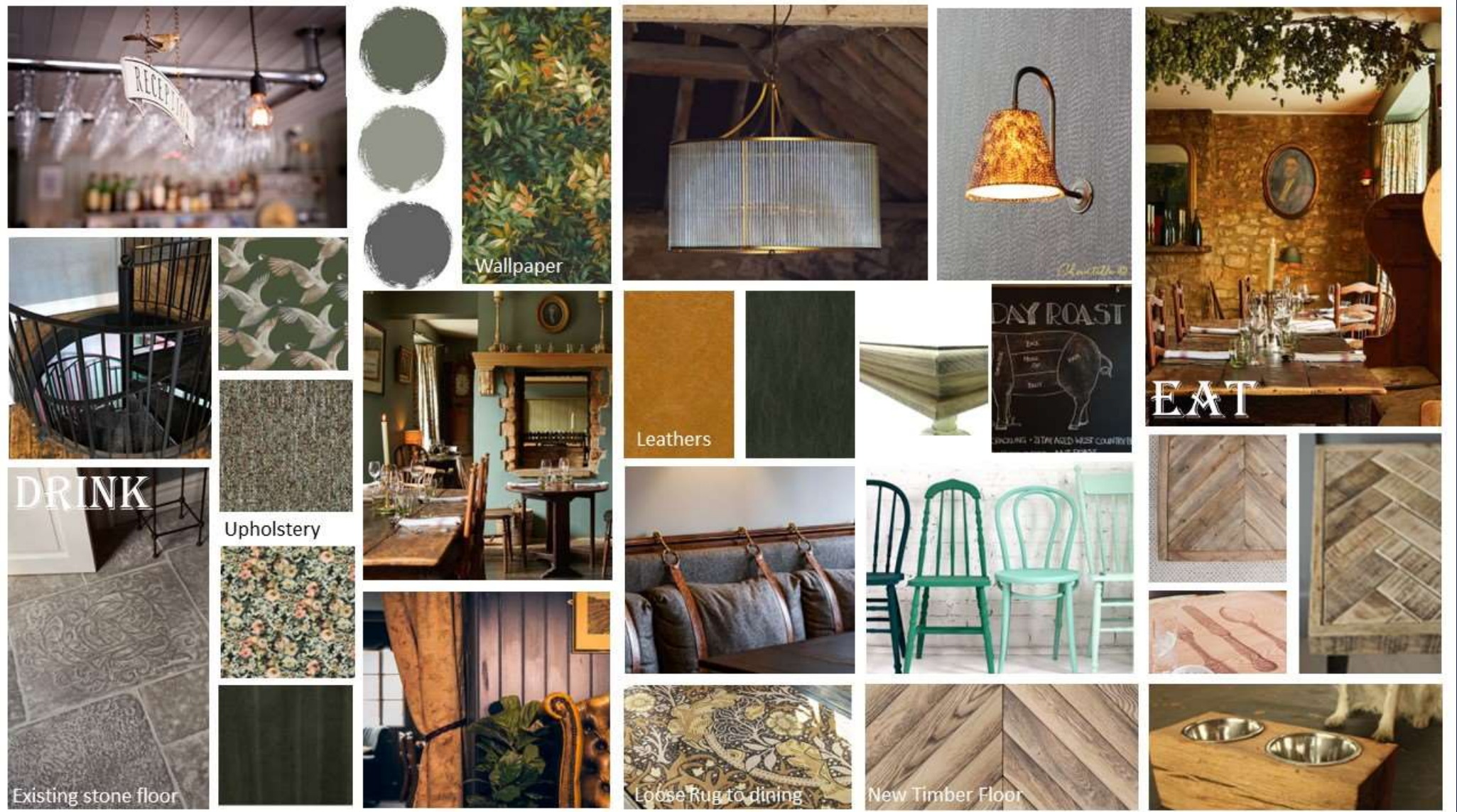
- Families looking for somewhere local to enjoy a delicious meal together, attracted by the garden play area.
- Locals wanting to meet up and enjoy social activities together, such as a quiz or sports night in the bar.
- Retirees within the local area planning to meet for lunch.
- Couples wanting to pop out for coffee and cake at the weekends.

## Offer

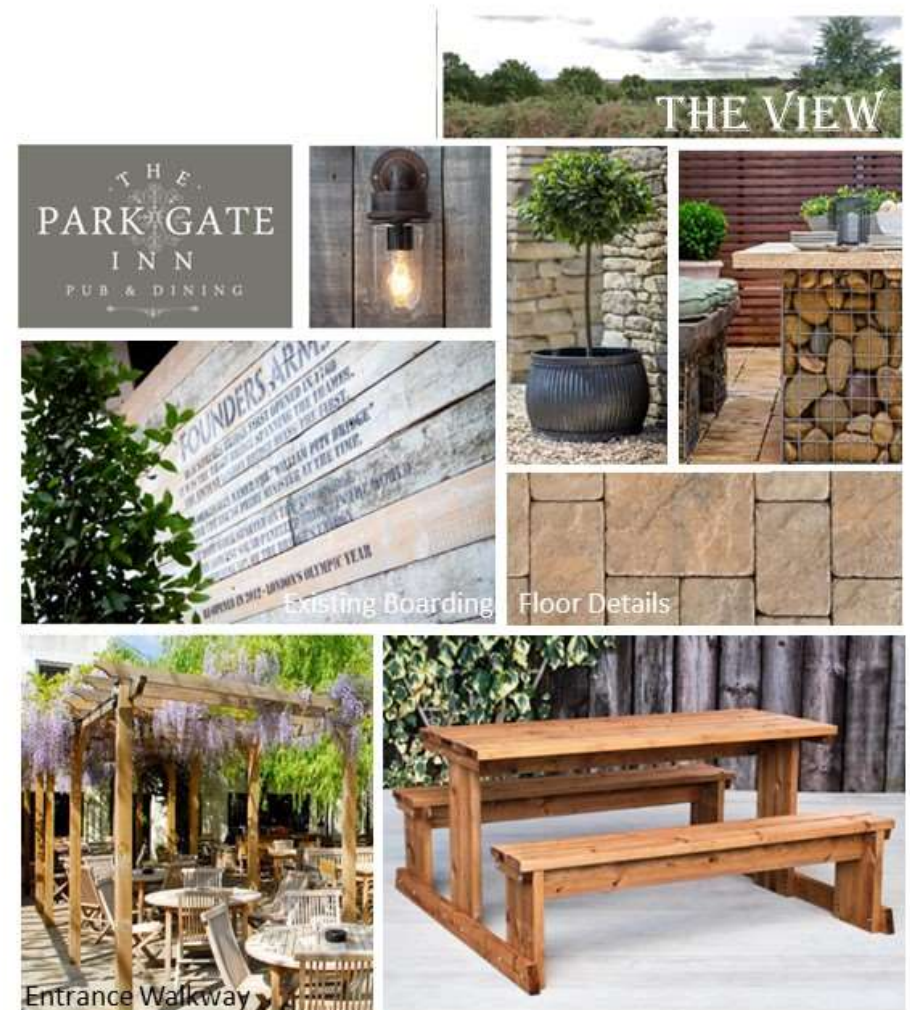
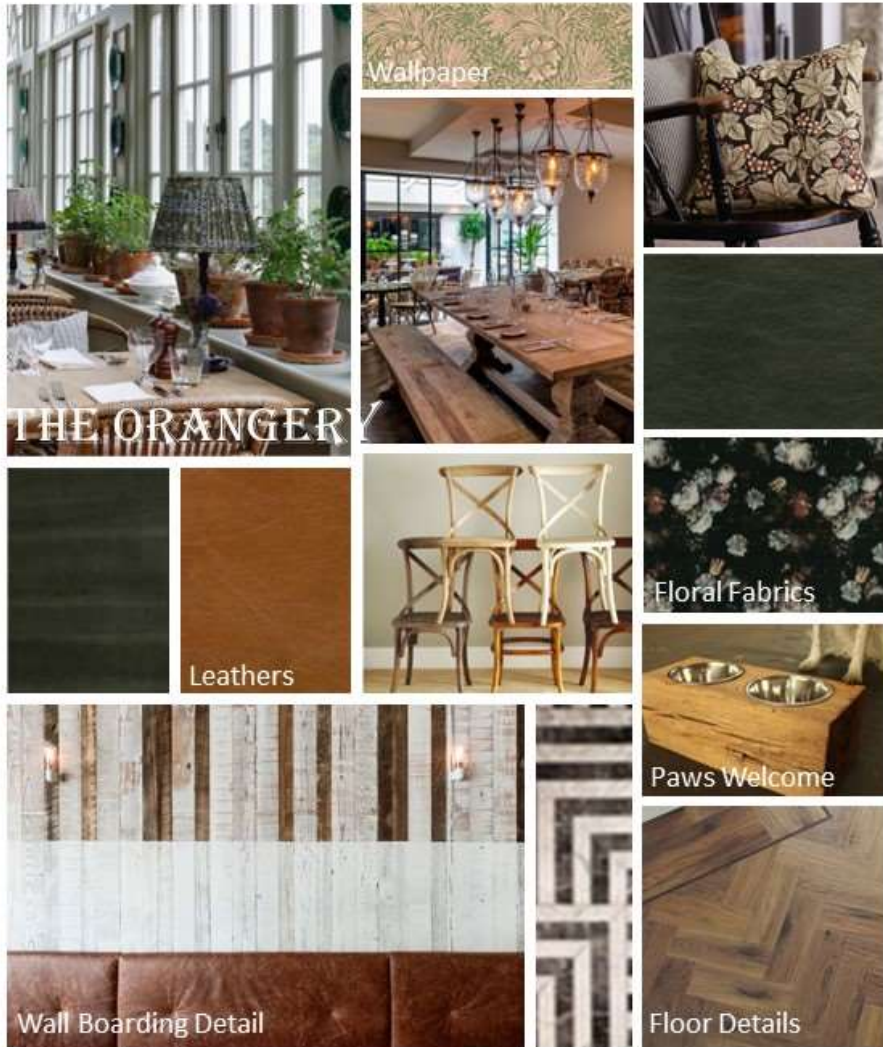
When refurbished, the Park Gate Inn will offer:

- Premium lagers, craft beers and a great range of cask ales alongside premium wines and spirits and a small range of cocktails.
- Upmarket Pub Classic food menu
- A full bean to cup coffee offer
- Weekend entertainment alongside a good community rhythm of the week such as quiz nights.
- Live sports in all bar areas through Sky & TNT Sports.

# Internal Mood Board



# External Mood Board



# Rendered Floor Plan



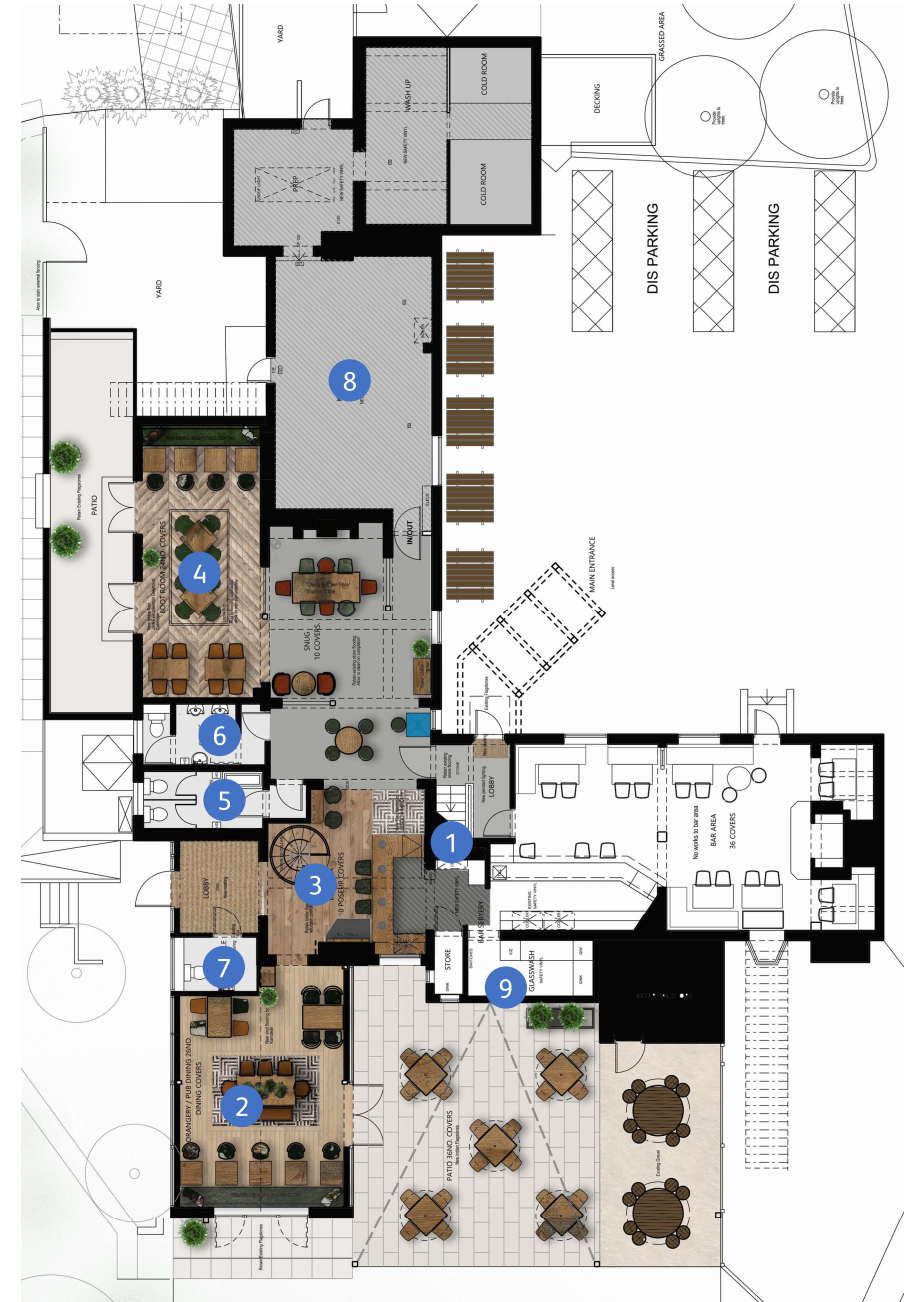
# Floor Plans & Finishes

## 1 General Trading Areas

- Full decorations to all walls, ceilings, and woodwork. No decorations to bar area
- Alterations to radiator where required
- Provide bric-a-brac throughout including new internal planting and signwriting by specialist contractor
- Ensure power sockets to all till positions and coffee machine
- Ensure double brass sockets with integrated USB and USB-C inserts
- Ensure all fire exits and the correct ironmongery
- Provide carbon monoxide detectors to all gas appliances
- New decorative lighting

## 2 Toilets

- New dining height fixed seating with scatter cushions
- New vinyl flooring with feature inset underneath sharing table
- Box in radiator pipes
- New furniture including sharing table and bench
- New lighting including feature light above sharing table with hanging foliage
- Decorations including feature wallpapers



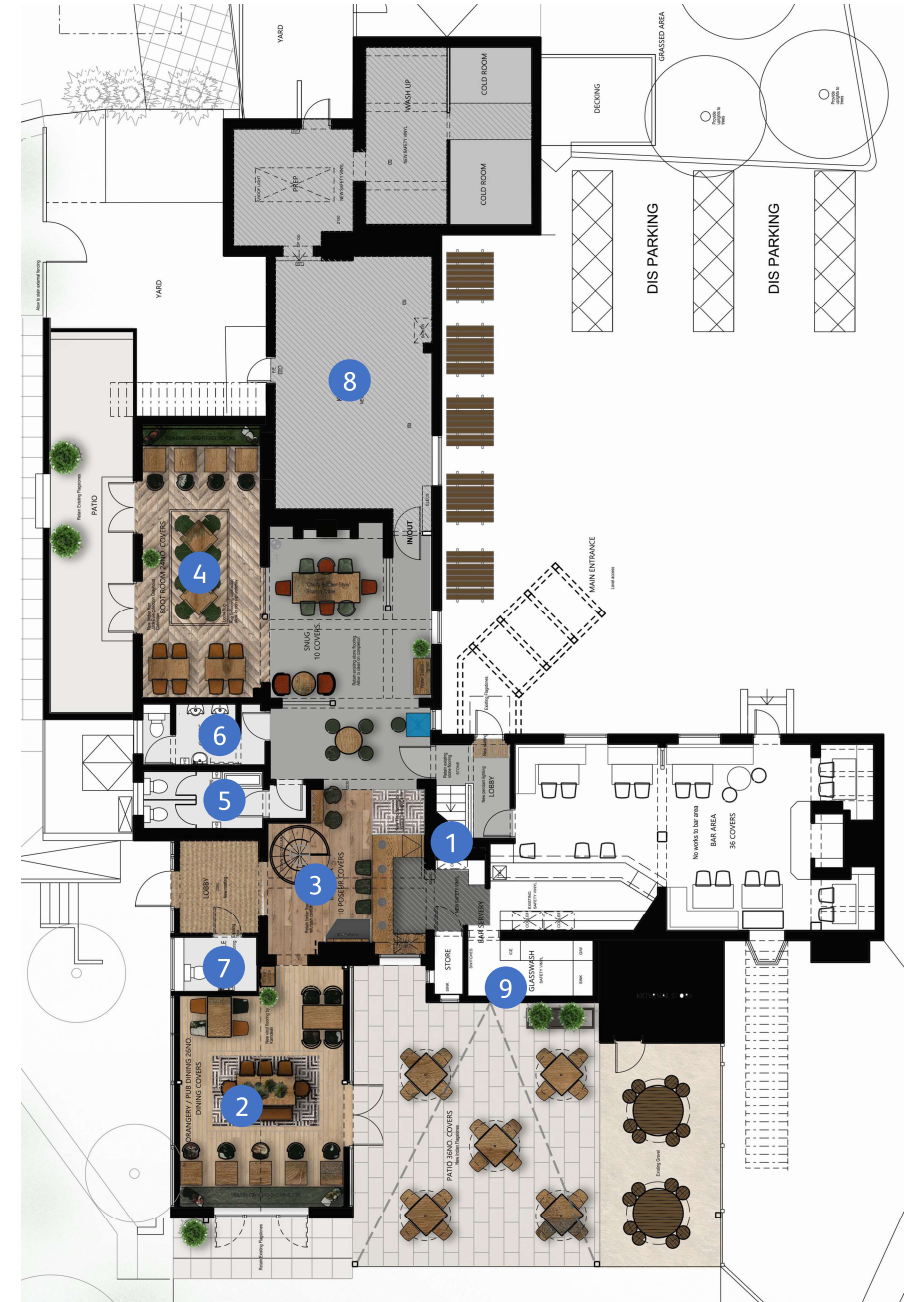
# Floor Plans & Finishes

## 3 Bar Area and Bar Servery

- Retain timber flooring
- Add new tiled flooring to replace damaged altro
- Retain bar counter. Sand and stain bar top. Sand prime and decorate counter front
- Retain existing cask pumps and fit clips for feature only
- Provide new coffee station with new cooler position to undercounter. Reposition coffee machine to this location
- New safety vinyl to bar servery to bar area bar
- Ensure two new bottle coolers, new glasswasher, and ice machine
- New drink shelf
- Provide new feature light above cellar stairs

## 4 Boot Room & Snug

- New dining height fixed seating with loose scatter cushions
- New timber flooring with feature rug
- Refurbish furniture and add to with new tubs, 'Chefs butcher style' table and stools
- Retain existing doors and decorate
- New feature wallpaper
- Retain screen as existing and decorate
- New shelving and 3D artwork by artwork contractor. Ensure all is glued down
- Retain stone flooring and clean on completion
- Wallpaper ceiling to snug
- Provide new working fireplace, new log burner to be provided with raised hearth and log storage underneath. Ensure new flue. Retain brick finish to fireplace
- New window dressings





# Floor Plans & Finishes

## 5 Ladies WC

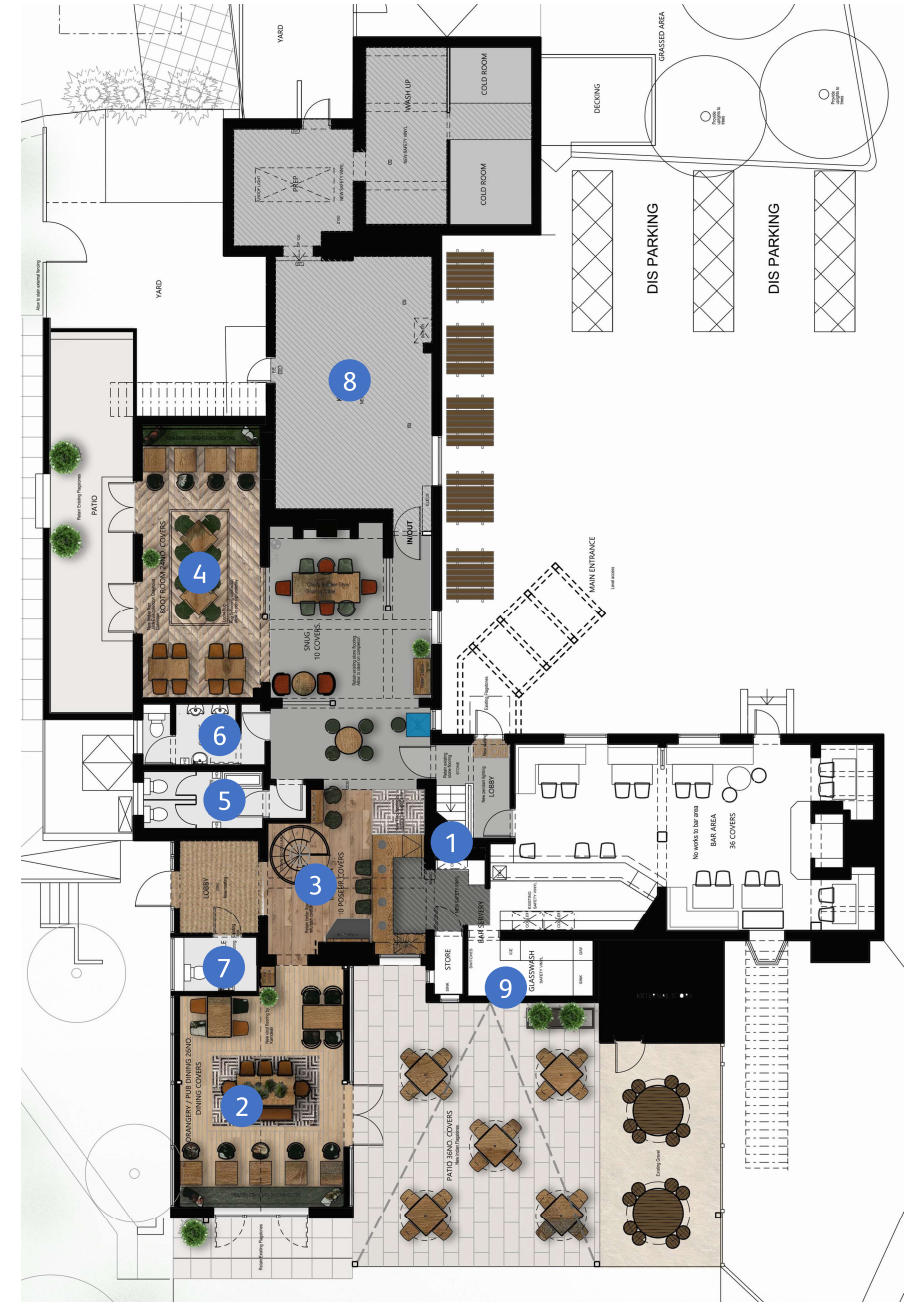
- Retain existing flooring and deep clean on completion
- New full height painted tongue and groove panelling
- Redecorate previously painted surfaces
- New toilet seats
- Retain existing downlights and relamp if required
- Retain cubicle system, add new ironmongery to doors
- New vanity unit and basins

## 6 Gents WC

- Retain existing flooring and allow to deep clean on completion
- Retain wall tiling
- Redecorate previously painted surfaces
- Retain sanitaryware
- Retain existing downlights and relamp if required

## 7 Gents WC

- Retain existing floor and deep clean on completion
- Redecorate previously painted surfaces
- Retain existing lighting and relamp if required
- Check mechanical ventilation is in working order
- Check all sanitaryware is compliant with Doc M Pack



# Floor Plans & Finishes

## 8 Trade Kitchen

- Kitchen works and equipment as per catering layout. Catering and lessee to confirm layout
- Gas and electric works
- New stainless steel and Whiterock wall cladding
- Full decorations
- New safety vinyl
- New lighting to suit layout
- Retain existing canopy and adapt
- Existing walk-in fridge freezer to be surveyed and re-gassed
- Ceiling repairs where required

## 9 Cellar

- General clean to floor to remove mould spores
- Fireproof around holes to ceiling
- Decorations to walls
- Domestic
- Small PC Sum for touch up decorations



# External Refurbishment



## Signage and external area

### Front exterior:

- New external signage scheme
- New planters with planting
- New timber benches
- Feature lighting to trees in car park, ensure all groundworks and associated lighting
- Stain fencing
- De-weed external areas
- Outside tap to be provided
- New pergola to entrance with hanging foliage and lighting

### Rear exterior:

- Retain existing benches
- New loose timber furniture and parasols
- Stain fencing
- De-weed external areas
- Retain gravel section and lay new Indian flagstones
- Minor repair works to guttering above conservatory
- Retain all grassed areas
- New festoon lighting on timber posts
- New signage scheme with new lighting



# 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](http://www.starpubs.co.uk)