



● The Winterton Arms, Petworth Road, Godalming, GU8 4UU ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Winterton Arms Pub Refurbishment!

The Winterton Arms in Chiddingfold is set to undergo a significant refurbishment, and we're looking for the right licensee to bring this local pub to life. With a full redecoration inside and out, including a revamped bar, upgraded kitchen, and refreshed outdoor spaces, the pub will offer a welcoming environment that blends traditional charm with modern touches. The investment is focused on making this pub a go-to spot for both locals and visitors, with a high-quality food menu, premium drinks, and plenty of space for events in the large garden.

Elevate Your Investment: Witness the Transformation

This is a great opportunity for a licensee who is passionate about good food and community spirit. With no direct competition nearby and a strong local customer base, there's real potential to make this pub a thriving hub in the community. Whether you're looking to expand in Surrey or take on an exciting single-site venture, the Winterton Arms offers the perfect setting to create something special.

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Target Customers

Local Families:

- Families from the nearby area will enjoy the pub's warm, traditional atmosphere and high-quality food, making it an ideal spot for a relaxed mid-week meal or weekend treat.

Couples:

- Couples looking for a cosy and inviting place to dine will appreciate the modern touches and premium finishes, perfect for a date night or special occasion.

After-Work Crowd:

- Professionals within walking distance or a short drive will find the pub a convenient and comfortable place to unwind with a drink or meal after a long day.

Event Goers:

- With its large garden and spacious car park, the pub is an excellent venue for outdoor events and gatherings, attracting visitors from further afield for special occasions and seasonal events.

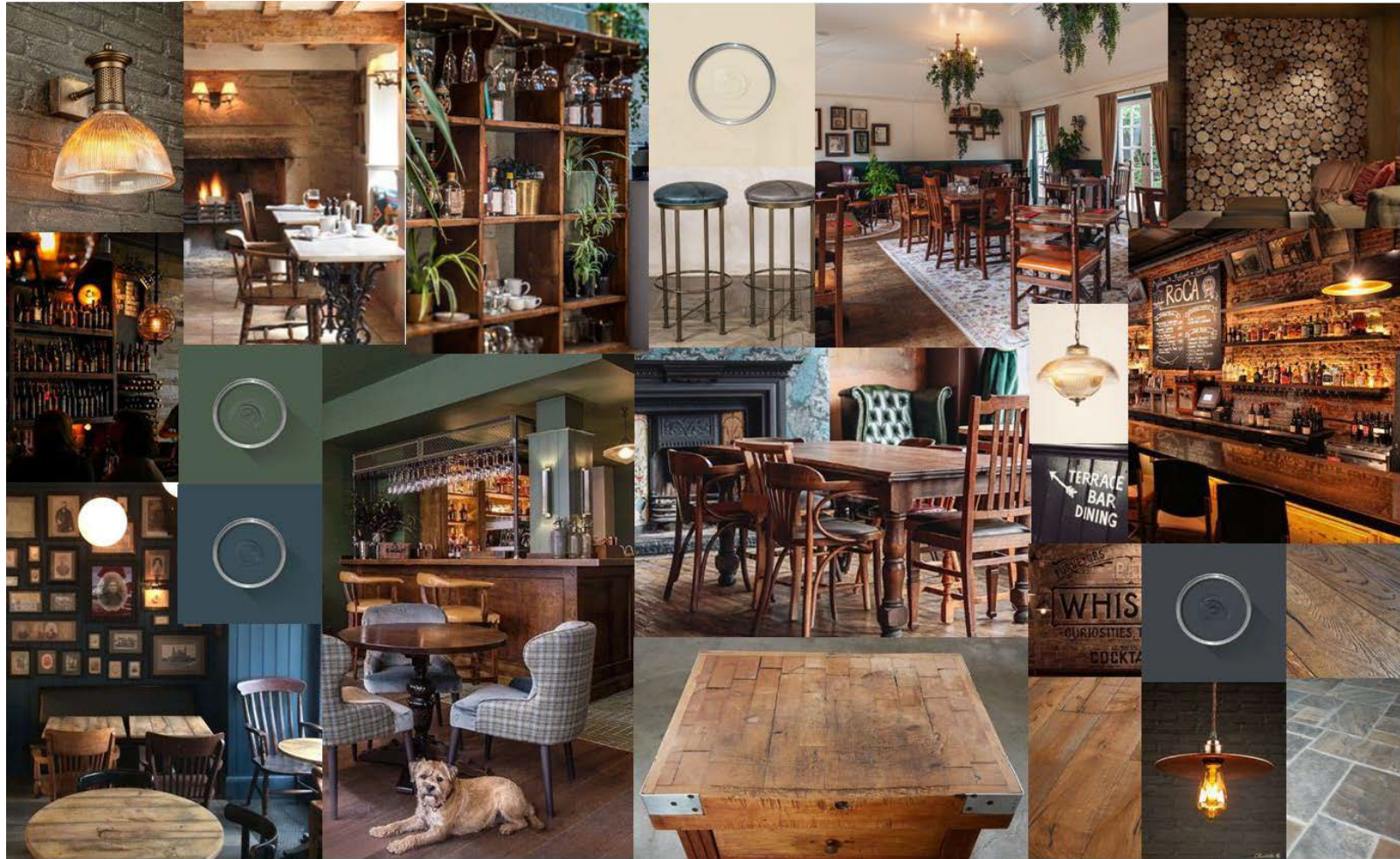
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Offer

- A great premium drinks selection including beers, ciders, wines and spirits.
- A traditional pub menu executed to a high standard.
- Great coffee to entice customers throughout the day.
- Potential for tasting events & wine pairings as well as traditional pub quiz, and events in the huge garden.

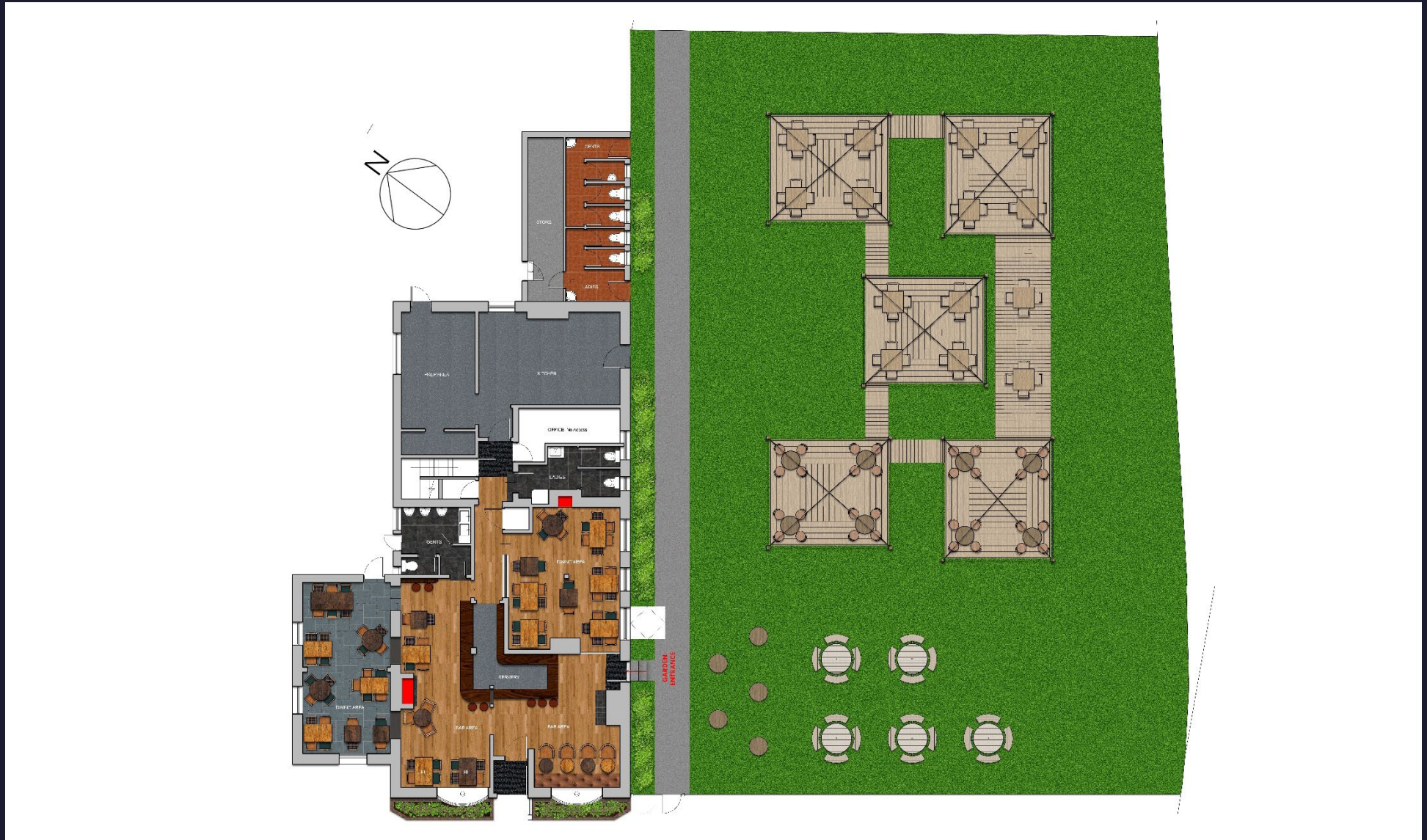
Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Area:

- Complete internal decoration.
- Refurbish the existing counter carcassing and install new upper backfittings.
- Refresh the existing timber cladding, rails, and skirtings.
- Update the existing windows and doors.
- Deep clean the existing stone floor.
- Strip, sand, and stain the existing timber floor.
- Refurbish the existing bar counters and install new upper back fittings.
- Install new lighting and fittings.

2 Ladies' & Gents' Toilets:

- Acid clean and re-grout the existing stone floor.
- Clean and re-grout the existing wall tiles.
- Clean thoroughly and redecorate throughout.
- Retain the existing vanity units.
- Replace taps and toilet seats throughout.



Floor Plans & Finishes

3 Private Accommodation:

- Redecorate throughout.
- Retain the existing kitchen units.
- Install a new shower screen and new taps to the wash hand basin.
- Lay new carpet and clean the vinyl flooring.
- Service the boiler.
- Refresh the doors and windows.

4 Kitchen:

- Carry out builders' work in connection with the new layout.
- Install new safety Altro flooring.
- Complete full redecoration throughout.
- Retain and clean the existing tiled walls.
- Install a new FD30 fire door to the kitchen.



External Refurbishment



Item A. 1no. New pictorial sign with applied vinyl. Lit by new trough lights to replace existing on existing single post.
Item B. 2no. Amenities boards with applied vinyl to existing single post. Lit by new bullet lights.
Item C. 1no. Set of individual letters. Lit by brass cowl lights.
Item D. 1no. Foamex logo with applied vinyl. Lit by trough light.
Item E. 2no. Brass lanterns to replace existing.
Item F. 1no. A-board with applied vinyl and chalkboard.
Item G. 5no. Brass cowl lights to light individual letters.
Item H. 1no. Brass internally illuminated menu case.
Item I. 1no. Set of individual letters on black backplates and individual foamex logo with applied print. Lit by trough light from above.

Signage and external works

- Undertake external improvements in preparation for redecoration.
- Repaint the exterior of the main pub building.
- Install new external signage.
- Remove weeds and jet wash the existing paving around the perimeter.
- Clean, update, and enhance the external toilet area.
- Overhaul and redecorate the existing BBQ/smoker area.
- Revitalise the existing decking.
- Enhance the front bay windows, flat roof, coping stones and structural wall.
- Restore and update the existing sleepers.
- Refurbish the existing garden pods.
- Update and strengthen the perimeter fence.
- Install new festoon lighting.



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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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