



● The Holly Bush, Hollins Lane, Sheffield, S6 5GQ ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Holly Bush, Sheffield Pub Refurbishment!

Located just metres from the scenic Rivelin Valley Trail, The Holly Bush is set to become a welcoming hub for locals and visitors alike. Following a full refurbishment, the pub will offer a premium country-style atmosphere, a quality food menu, and an extended bar featuring cask ales, lagers, and hot drinks. Its cosy interiors and refurbished outdoor spaces make it the perfect spot for both casual drinks and meals.

Elevate Your Investment: Witness the Transformation

As the only premium local pub with food in the area, The Holly Bush is designed to become a community favourite. With its cosy interiors, refurbished outdoor patio and terrace spaces, and a safe, versatile design, it will appeal to a broad demographic, from mature locals to nature enthusiasts. The improvements signal a fresh start for the pub, making it the go-to venue for locals seeking a warm, high-quality experience.

About the Opportunity



Target Customers

Local Residents:

- People living within walking distance who will stop by for a drink during the week or weekend, attracted by the pub's new look, varied drinks selection, and a welcoming environment.

After-work Socialisers:

- Local workers looking for a casual spot to unwind after their shift, enjoy a drink, and catch up on live sports or other entertainment in a lively yet relaxed atmosphere.

Casual Diners:

- Those seeking a high-quality but informal dining experience will appreciate the upgraded kitchen and delicious menu options, designed to cater to a variety of tastes.

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The Offer

Drinks:

- The pub will offer a wide range of 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 straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

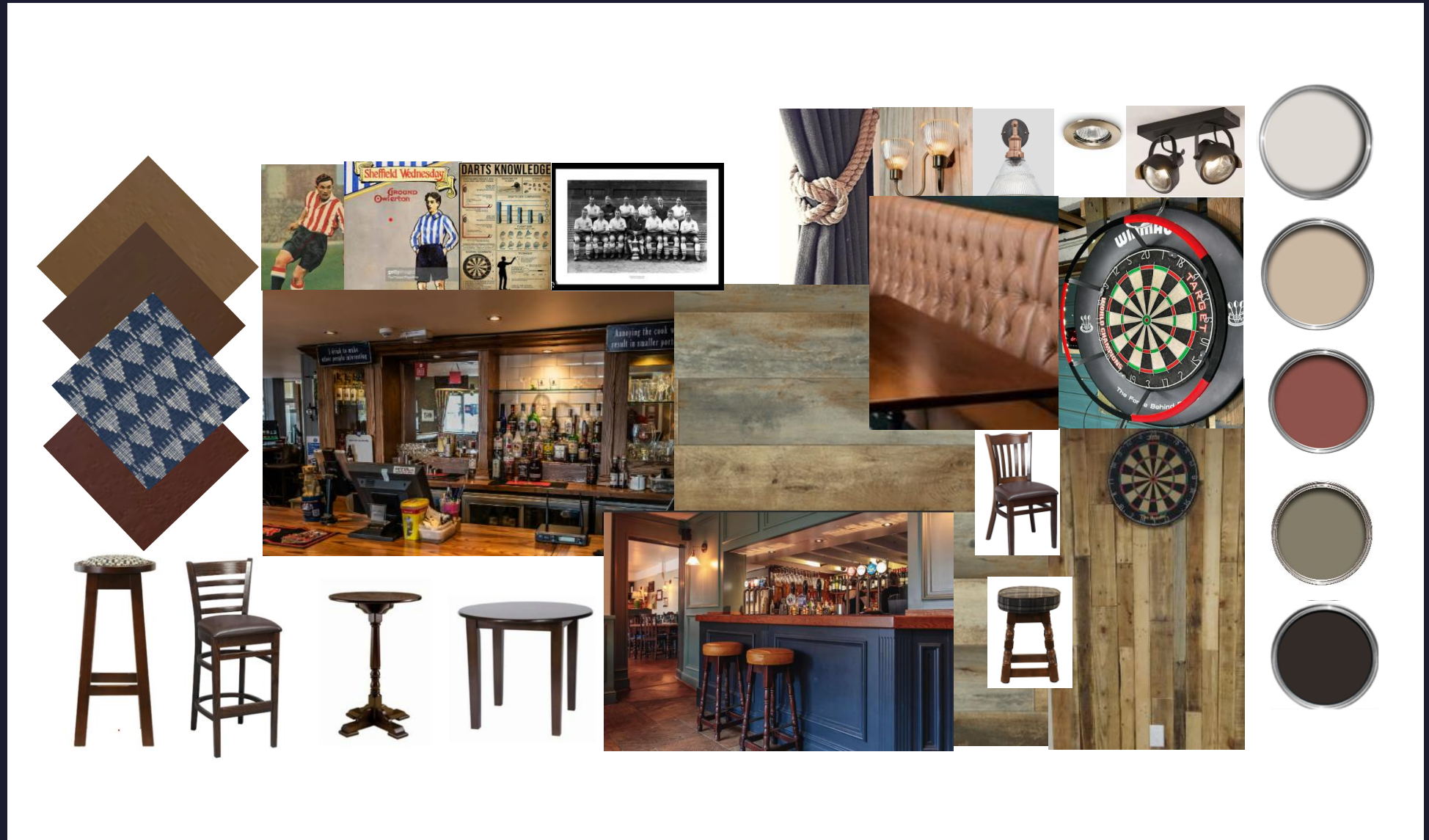
Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

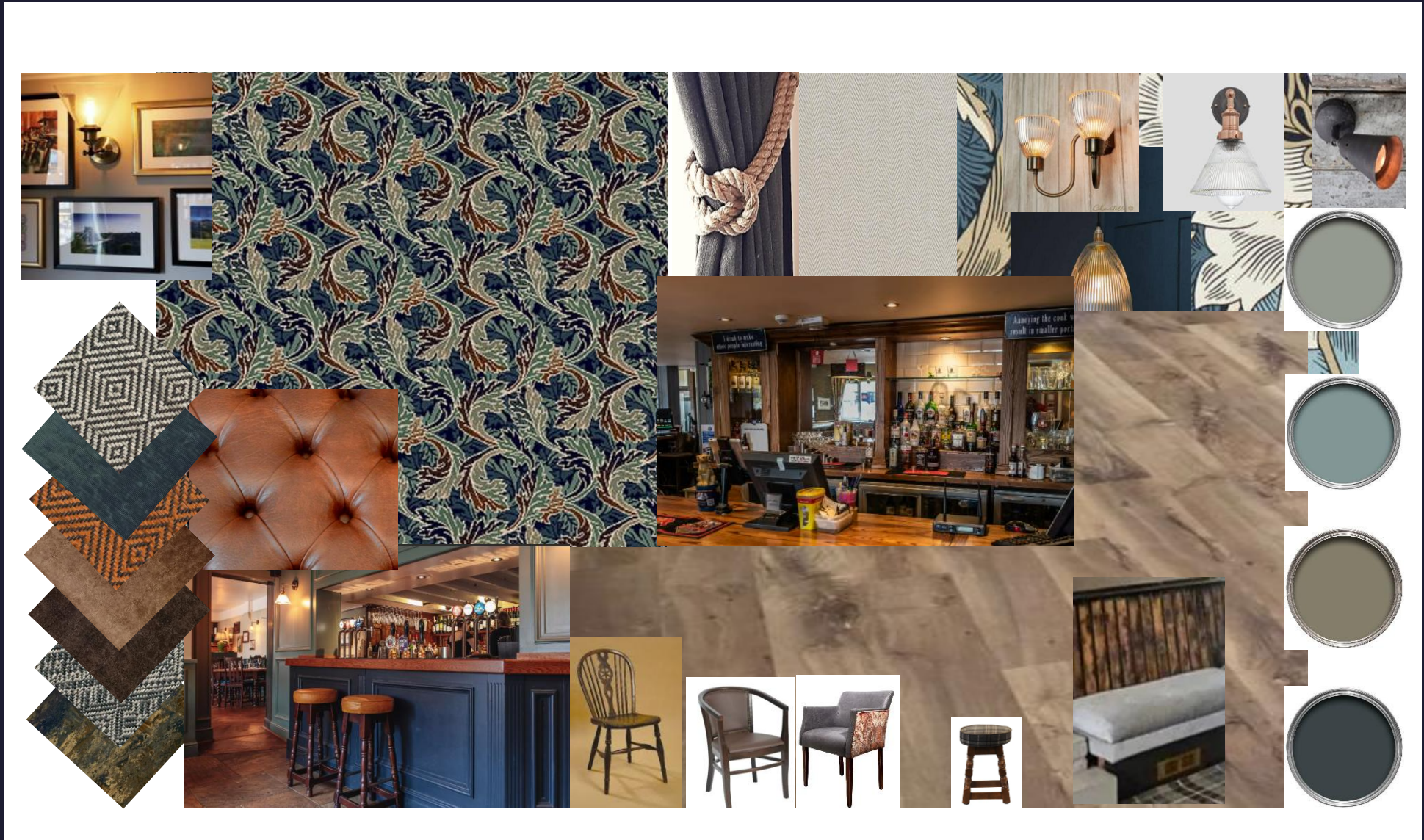
Events:

- The pub will offer, pool, darts, dominoes, and host events catered to customer demand.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



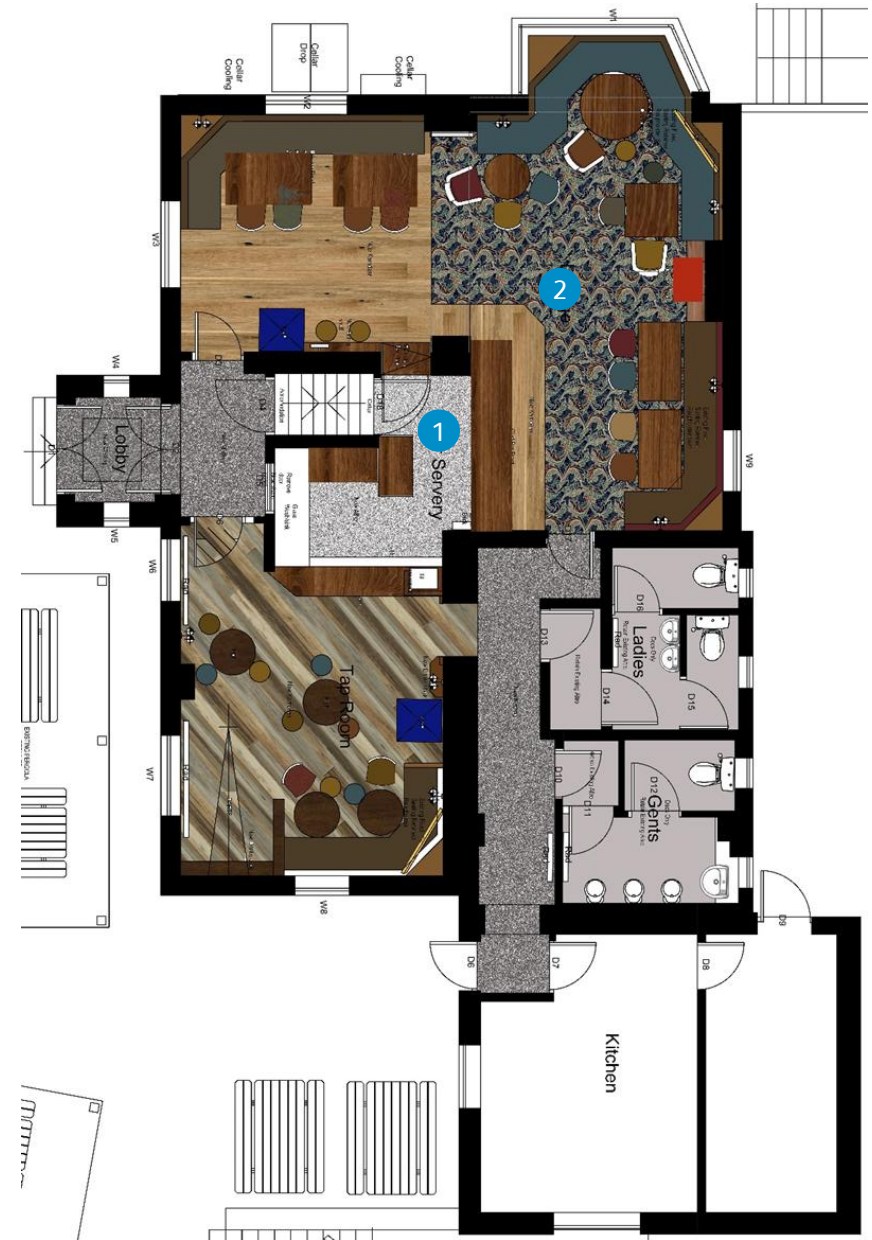
Floor Plans & Finishes

1 Bar Area:

- Install a new bar counter in a new position with a till screen.
- Add a full-width backfitting and halo-lit darts board feature wall.
- Redevelop and refinish all painted surfaces, timber areas, and fixed seating with updated upholstery.
- New Karndean flooring and light fittings throughout.
- Add new loose furniture, curtains, and 3D artwork/bric-a-brac.
- Install two new TVs and updated internal signage.

2 Lounge Area:

- Complete new backfitting and reinstate the bar flap.
- Redecorate all surfaces and refinish timber areas, including the bar front.
- Install new Karndean flooring, carpet, and updated upholstery for fixed seating.
- Add new curtains, blinds, loose furniture, and light fittings.
- Include a new TV and decorative artwork.



Floor Plans & Finishes

3 Lobby Area:

- Install dado boarding for damaged walls and complete full redecoration.
- Add new matting, internal signage, light fittings, and decorative bric-a-brac.

4 Ladies & Gents Toilets:

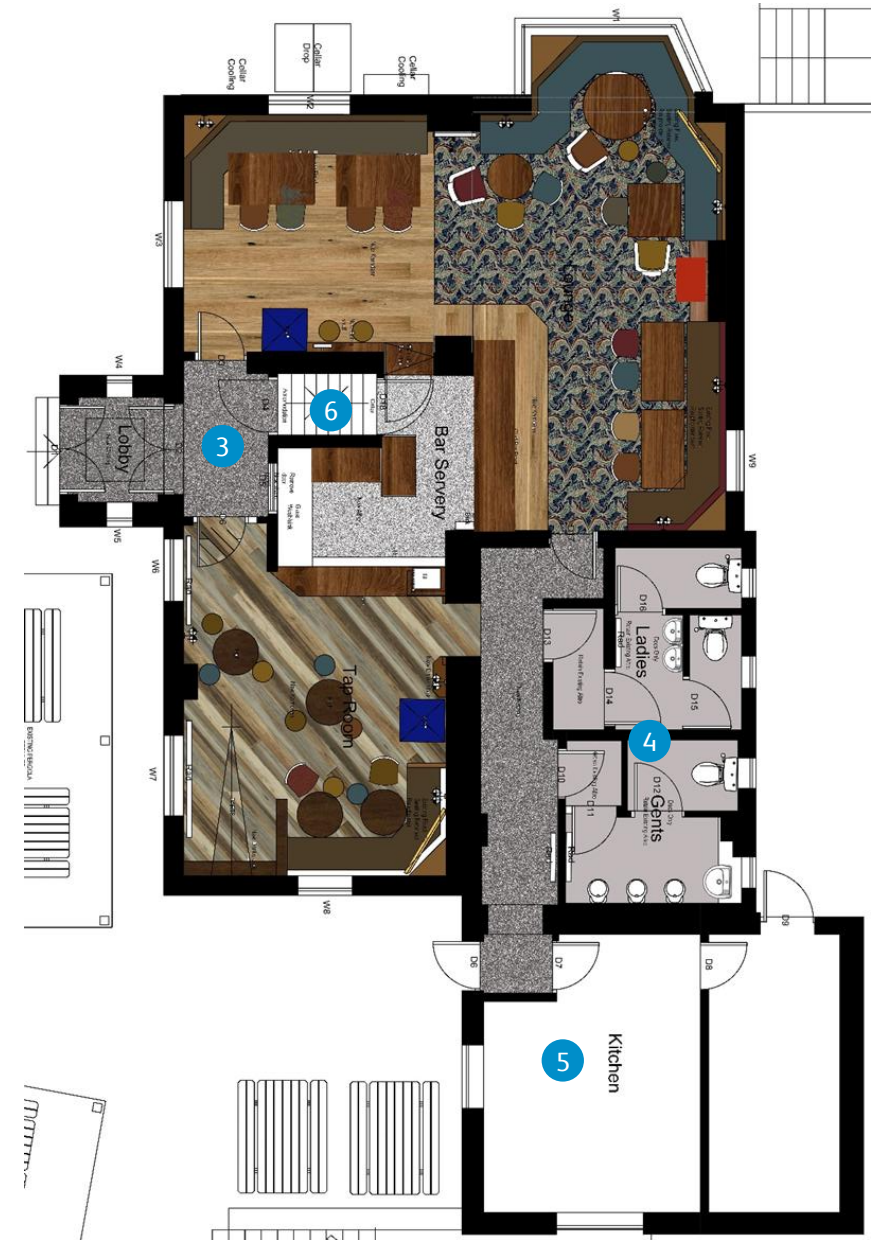
- Full redecoration and upgrades throughout.

5 Trade Kitchen:

- Update and align with specialist catering plans, including electrical and gas services.
- Install and commission specified kitchen equipment.

6 Domestic Accommodation:

- Redecorate walls, ceilings, and timberwork.
- Perform repairs to kitchen and bathroom fittings.



External Refurbishment



Signage and external works:

- New signage and lighting scheme.
- Full external redecoration.
- Installation of new external benches and furniture.



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.

 08085 94 95 96

 www.starpubs.co.uk

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