



The Old Glen House, Prod Lane, Baildon, BD17 5BN

# About the Opportunity



## Why Invest?

### Exciting Opportunity: Old Glen House, Baildon Pub Refurbishment!

This pub is undergoing a full refurbishment to create a high-quality, traditional venue with a strong food focus. We're investing in a fully developed kitchen, stylish dining space for 70 guests, and upgraded toilets. Outside, we're adding a smart, decked seating area to enhance the experience, especially in the summer months. With no immediate competition and a prime location near Shipley Glen, this pub is set to become a go-to destination for locals and visitors.

### Elevate Your Investment: Witness the Transformation

We're looking for an experienced food operator or chef-patron who can bring this vision to life. The pub will offer a well-crafted menu, complemented by cask ales, premium lagers, and a strong wine selection. With affluent locals nearby and a steady flow of day-trippers, the potential here is huge. If you're passionate about running a quality food pub in a beautiful setting, this could be the perfect opportunity for you.

# About the Opportunity

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## Target Customers

### Affluent Locals:

- With well-off households nearby, this pub will attract residents looking for a relaxed, high-quality dining and drinking experience close to home. They'll appreciate the traditional charm, great food, and premium drinks selection.

### Destination Diners:

- Food lovers willing to travel for a great meal will be drawn to the pub's well-crafted menu and welcoming atmosphere. Its scenic location near Shipley Glen adds to the appeal for those seeking a countryside dining experience.

### Day-Trippers & Walkers:

- Visitors exploring Shipley Glen and the surrounding countryside will find this pub a perfect spot to unwind with a meal and a drink. A well-designed outdoor seating area makes it an inviting stop, especially in warmer months.

### Families & Social Groups:

- With a warm and welcoming environment, the pub will cater to families and friends gathering for meals and celebrations. A mix of quality food, drinks, and a relaxed setting ensures a broad appeal for social occasions.

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## The Offer

### Drinks:

- The Old Glen House will offer a wide range of drinks, with a focus on cask ale, premium ale/lager, and a strong wine offer, along with a great range of soft drinks and low & no options. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

### Food:

- The food menu will contain a selection of pub favourites, with a focus on a traditional regional food offer.

### Coffee:

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

### Events:

- The event offering of the pub is yet to be decided, but will likely offer quizzes and entertainment, with some room for the operator to influence the offer.

# Internal Mood Board

MOOD BOARD - BAR

ADD BLINDS TO WINDOWS.



PAINT WINDOWS.



F&B  
HOPPER HEAD  
WINDOWS PAINT  
COLOUR



LIGHTING

DECORATIVE FOLIAGE TO ENHANCE BEAMS.



DEEP BUTTON EXISTING FIXED SEATING.



FABRICS

ENHANCE FIREPLACE - ADD FOLIAGE



PAINT BAR FRONT



BAR FRONT  
PAINT COLOUR



LIGHTING



CLEAN EXISTING STONE



RUG TO FRONT OF FIREPLACE.

NEW SETTLE SEATING TO WINDOW



BRIC'A'BRAC TO SHELVING



BAR LIGHTING  
FABRICS

SEATING STYLE



WALLCOVERING

NEW ELECTRIC FIRE

NEW WALLCOVERING, PAINT PANELLING, NEW BRIC'A'BRAC



CARPET



PAINT COLOUR



PAINT COLOUR



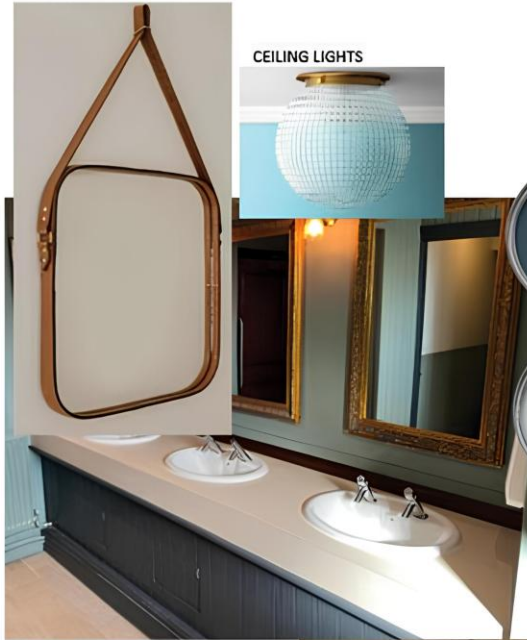
DINING ROOM GENERAL FEEL



# Internal Mood Board

## MOOD BOARD - TOILETS

MIRRORS



ENHANCE VANITY UNIT



BRIC'A'BRAC



NEW VINYL FLOORING



# External Mood Board

## MOOD BOARD - EXTERNAL

FRONT PLANTER BOXES



BRIC'A'BRAC TO OUTSIDE GARDEN AREA.

FESTOON LIGHTING TO PERGOLA



LIGHT UP / FORM PATHWAY.

BENCHES TO GARDEN AREAS.



# Rendered Floor Plan





# Floor Plans & Finishes

## 1 Bar / Back Bar

- Form new wash-up area. Allow for new glass wash and metal glass racks.
- New light fittings.
- Enhance back bar.
- Replace existing coolers, add 1 additional double cooler.
- Maintain autovacs.
- Extend back bar to ceiling.
- Strips & repolish bar tops.
- Redecorate bar fronts.

## 2 Lower Bar

- Strip & repolish timber flooring.
- Recover & refurbish fixed seating run.
- Remove small section of fixed seating and make good surrounding areas.
- Full redecoration & allow for new light fittings.
- New closers to WC door & outer WC doors.
- Tape & fill ceiling joists between exposed beams.



# Floor Plans & Finishes

## 3 Kitchen

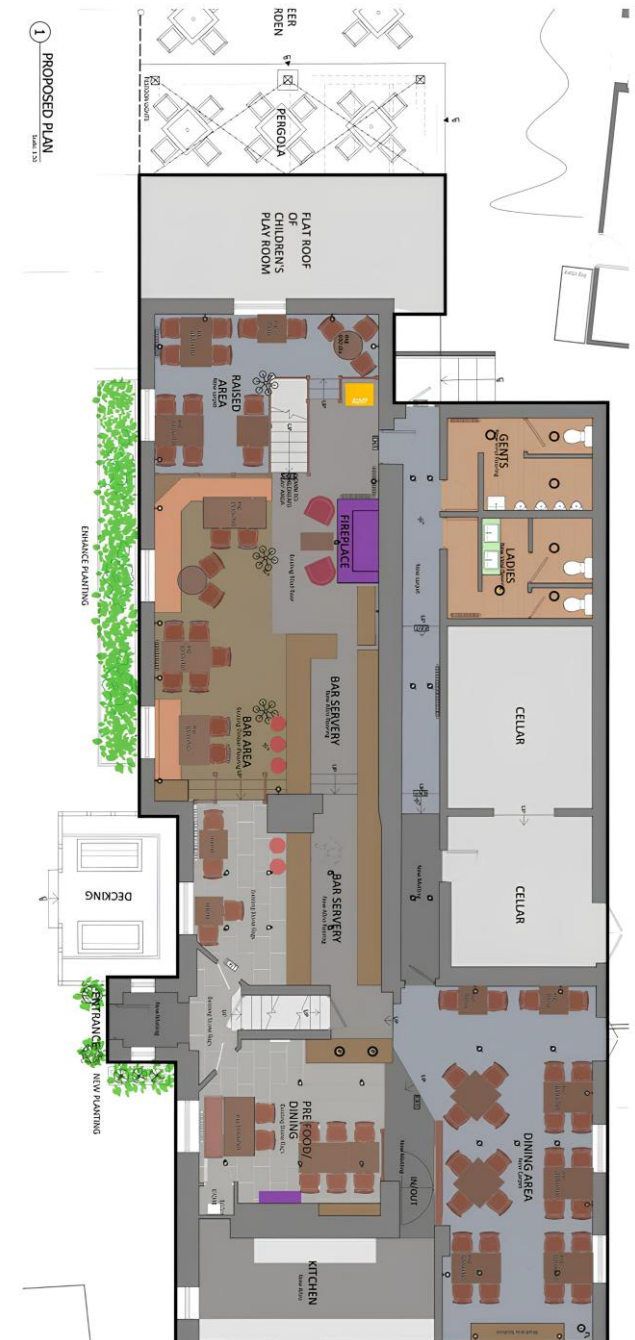
- Full strips out all equipment.
- Retain / overhaul canopy.
- New wall cladding.
- Repaint / skin ceilings.
- Full redecoration.
- New altro flooring.
- Move kitchen door forward & change to IN/OUT.
- New layout as Lloyds Catering layout.

## 4 Dining Area

- New heavy duty carpet.
- Full redecoration's & new wall covering.
- Remove curtains. Allow for new blinds.
- Redecorate / Enhance existing screen.

## 5 Pre Food Area

- Full redecoration.
- New furniture.
- New "Dummy" stone.
- Redecorate / Enhance existing screen.



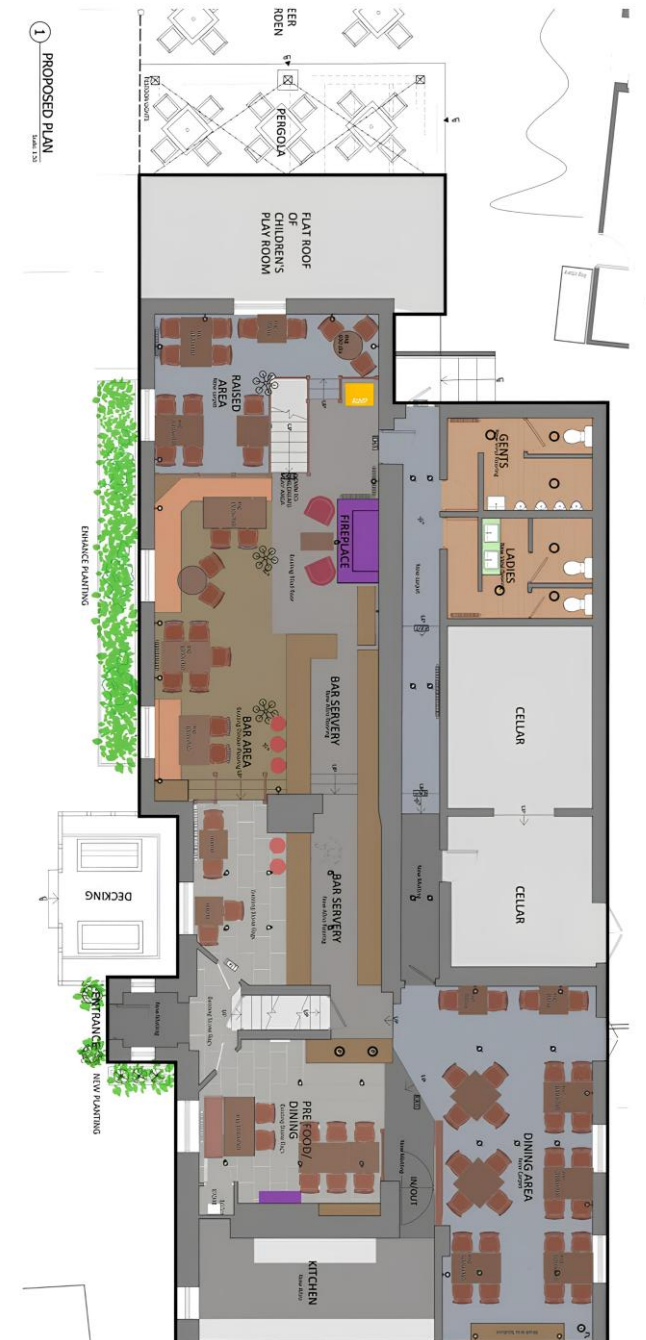
# Floor Plans & Finishes

## 6 Gents Toilets

- Clean slate & re-grout.
- Move wash basin.
- Reposition urinals as shown on plan.
- Remove sanitary ware.
- Blue grit walls & plaster / re-tile.
- Renew urinal boxing.
- Add 1 down lights.

## 7 Ladies Toilets

- Clean slate & re-grout.
- Overhaul sanity ware.
- New vanity top, basins and taps.
- Add 2 down lights.
- New bric a brac.
- Decs only to Ladies door.



# Floor Plans & Finishes

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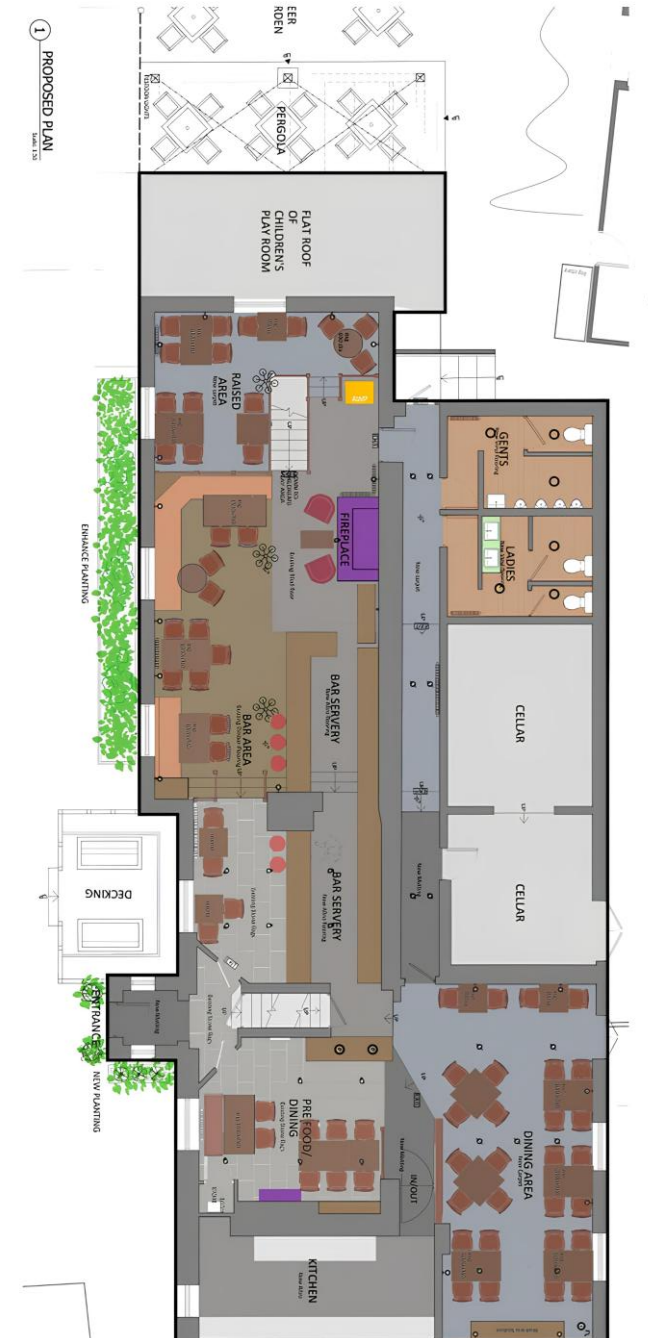
## Generally

- New fabric blinds to all windows.
- New bric a brac throughout.
- New light fitting to existing points.

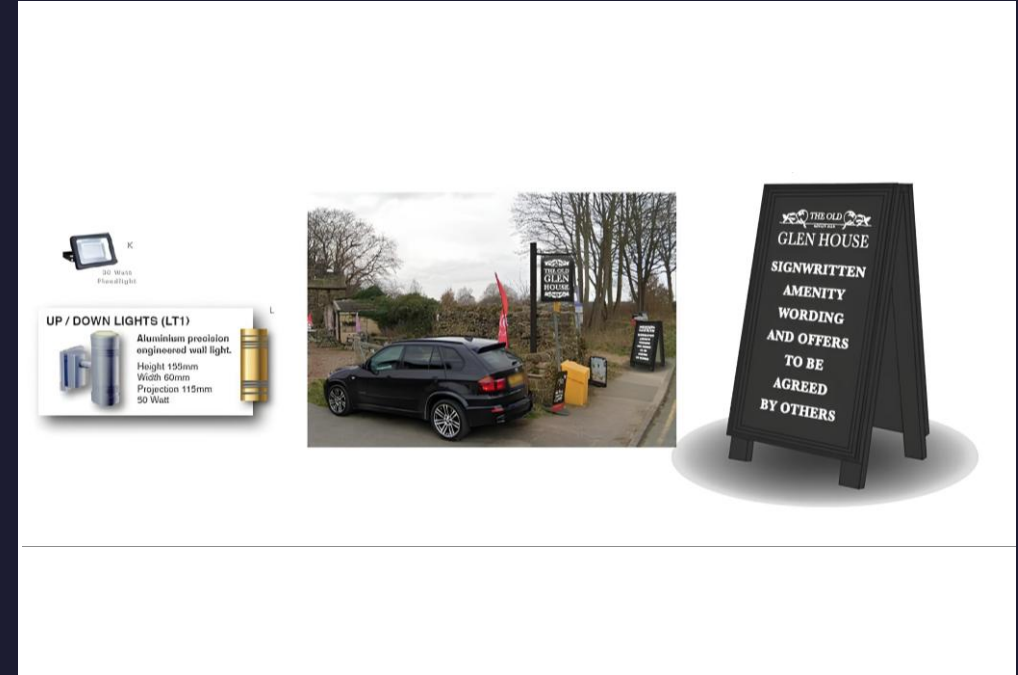
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## Managers Flat

- Full redecoration.
- Make good damp damage.
- Repair kitchen.
- New vinyl flooring.
- Overhaul sanitary ware.
- New aqua panels to bath.
- New vinyl to bathroom.
- Overboard floors to all other rooms for carpets.



# External Refurbishment



## Signage and external works:

- Refurbish existing pergola, paint to match signage scheme.
- New planting and furniture.
- New external lighting to building.
- New signage and decorations as per signage scheme.
- Repair fencing and repaint where already painted, and re-stain to approved sample where already stained.



# 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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