

PLEASE REFER  
TO PAINT  
MANUFACTURER  
SPECIFICATIONS  
TO APPROVAL

01 TERRA OMBRA  
RENDER

WHITE  
WOOD FILLERS

BLACK  
WOOD FILLERS



# About the Opportunity



## Why Invest?

### A Winning Refurbishment Planned!

Inside the Greyhound, we are embarking on a refurbishment that will infuse the pub with a newfound vibrancy. We're building an enhanced sports area with pool, darts & Sky TV, which will create an immersive experience for sports enthusiasts. The dining and lounge zone will undergo a complete makeover, featuring a contemporary yet cozy aesthetic, providing a welcoming atmosphere for patrons. Works will also be undertaken in the pub's 4 letting bedrooms and licensee private accommodation.

Externally, we will conduct a fresh repaint, breathing new life into the pub's facade, and introducing eye-catching new signage that not only complements the interior's style but also greatly enhances the kerbside appeal. This refurbishment will turn the pub into a community local with a strong emphasis on quality food, setting the stage for a revitalized gathering place that caters to diverse tastes and interests.

### Beautiful Village Location

This charming pub is nestled in the quaint village of Stogursey, home to a close-knit community of 877 residents and conveniently situated just 12 miles from Taunton, a popular North Devon tourist destination with picturesque villages and breathtaking beaches. The immediate demographic within the village is closely-knit, while a mature and diverse audience of nearly 22,000 adults resides within a 20-minute drive, offering a rich pool of potential patrons.

In the village, this pub stands alone without direct competitors, making it a beacon of social gathering, offering a unique experience that combines the warmth of a village local with the allure of nearby landmarks and the broader appeal of Bridgwater and its beautiful surroundings.

### Great Potential!

This pub is a fantastic investment opportunity with its unique position as the sole village pub in Stogursey, poised to fulfil the high expectations of the locals, offering both the charm of a traditional pub and modern amenities.

The ideal operator for this gem would be one capable of curating a vibrant, community-focused pub, rich in events, and adept at leveraging resources like Sky Sports, local charities, and the influx of tourists visiting the area. Moreover, the efficient management of four letting bedrooms will be vital to maximize occupancy and further boost revenue, solidifying this pub's potential as a standout destination in the area.



# About the Opportunity



## Target Customers

When refurbished, the Greyhound will appeal to:

- Families looking for somewhere local to enjoy a quality, good value meal
- Couples & groups of friends looking for a quality venue to watch the sport.
- Tourists & contractors looking for comfortable accommodation

## Offer

When refurbished, the Greyhound will offer:

- A full Heineken range drink offer
- A menu full of great pub classics
- A simple coffee offer
- Live sports through Sky Sports.
- Competitive socialising through pool & darts

# Internal Mood Board

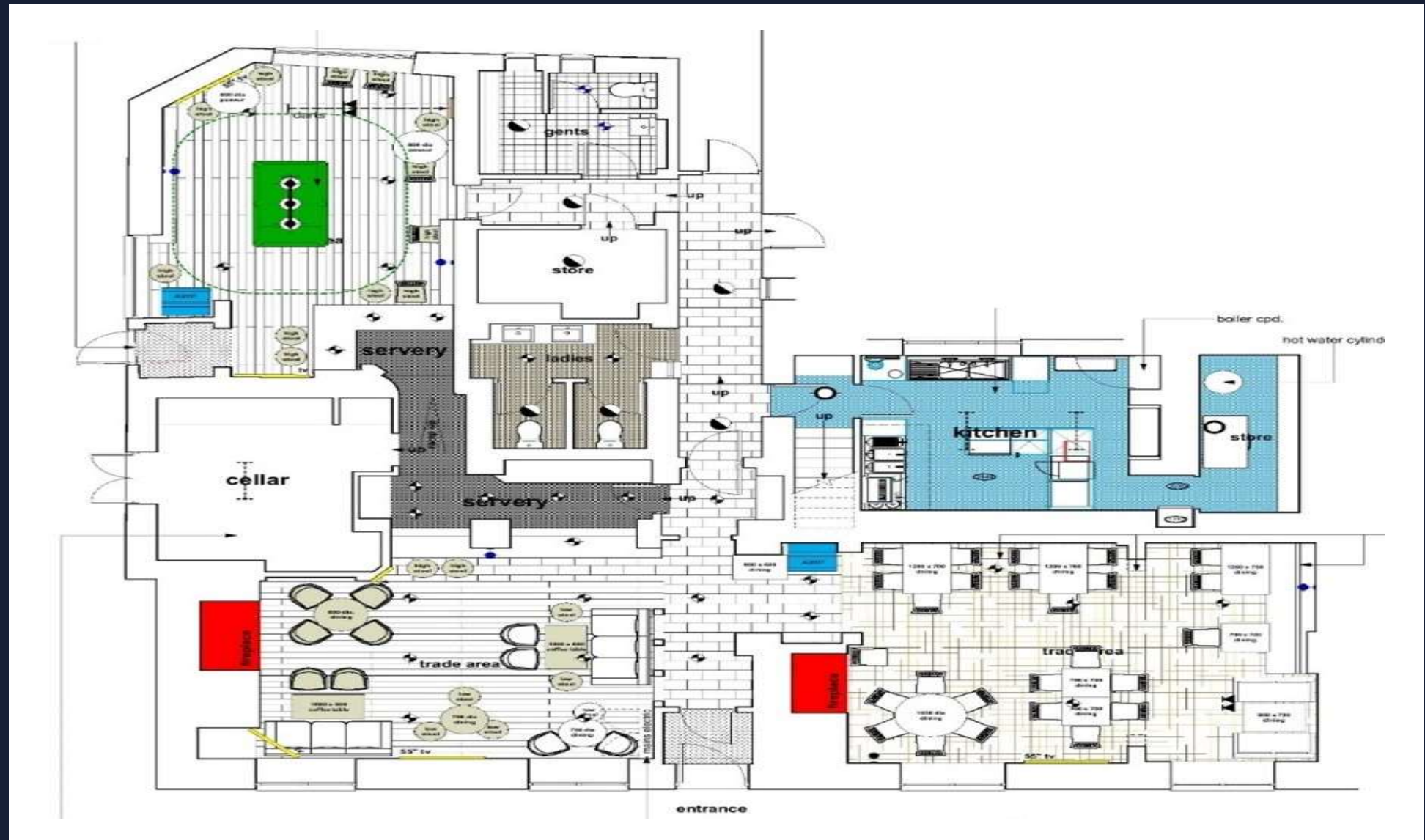




# Internal Mood Board



# Pub Floor Plan





# Floor Plans & Finishes

## 1 Trade Area, Bar Servery & Sports Area

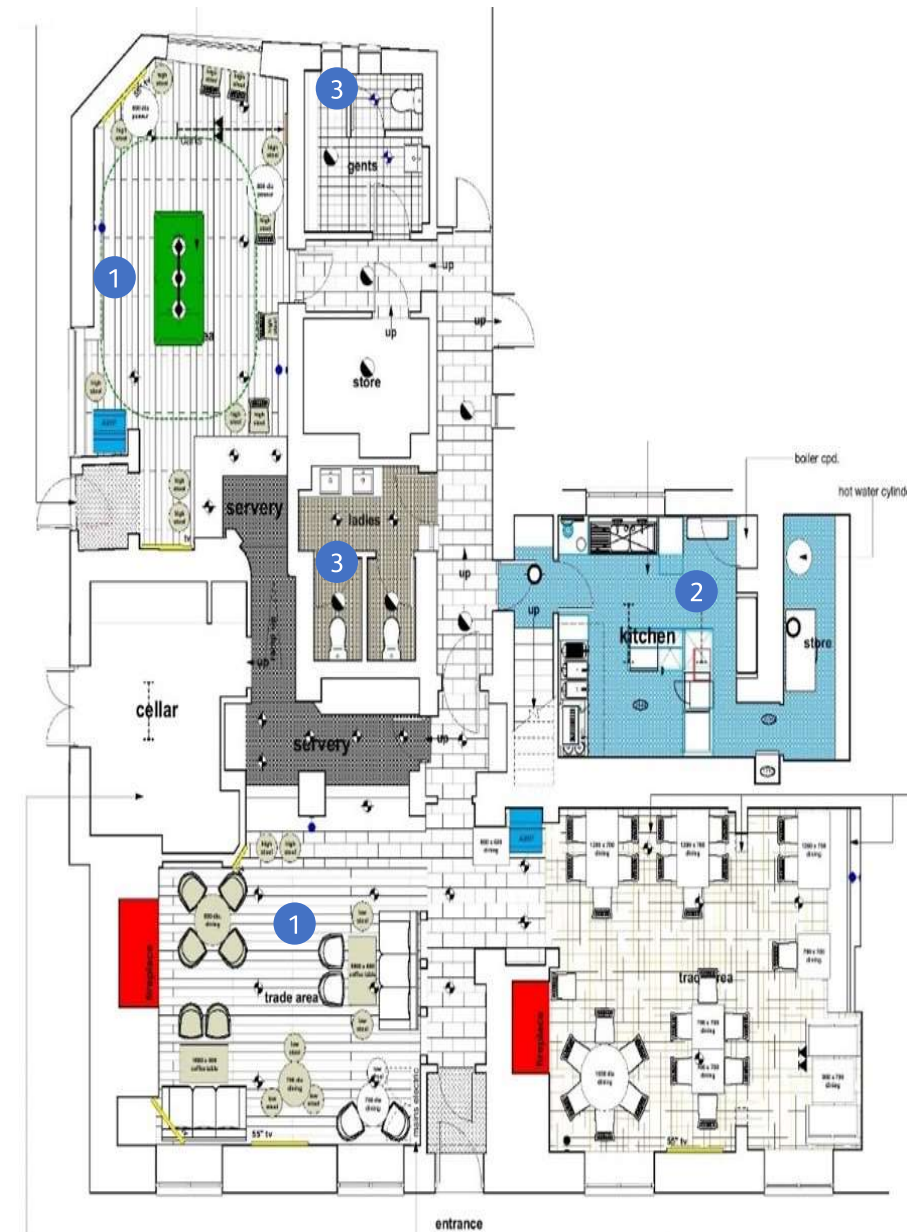
- Redecorate throughout
- All existing loose furniture and fixed seating to be re-upholstered and re-stained, with some new tops to existing tables
- New ironmongery & push bar
- Introduce second darts board & throw (inc. new spot lighting & chalkboard)

## 2 Kitchen

- New white rock cladding to external wall
- Replace existing ceiling in main kitchen area
- New kitchen services
- New stainless-steel cladding to cookline wall
- Replace existing flooring with new and coved skirtings
- Redecorate throughout

## 3 Gents & Ladies Toilets

- Chemically clean existing flooring
- Replace damaged or missing ironmongery in windows
- Decorate throughout







# External Refurbishment

## Signage and external area

- Full external redecoration of the pub & outbuilding/skittle alley exterior
- New signage & lighting scheme





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SPECIES PRIOR  
TO APPLYING

DH TERRA OMBRA  
RENDER

WHITE  
WINDOW FRAMES

BLACK  
DOOR FRAME



## 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)**