



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Coach & Horses Pub Makeover Underway!

Step into a fantastic opportunity as we embark on an impressive renovation journey. We're investing significantly to elevate both the interior trade area and outdoor drinking spaces to higher standards. Concurrently, the accommodations will undergo meticulous refurbishment in line with our commitment to the Just Add Talent Agreement's Spend To Let Policy. Envision a refined atmosphere and upgraded facilities that promise an excellent return on your investment.

Elevate Your Investment: Witness the Transformation

Prepare for a remarkable reinvention – marked by extensive redecoration and the introduction of a sophisticated new signage scheme. Our renewed establishment is poised to become a central hub for the community, featuring a diverse array of events such as sports nights, pool and dart leagues, quizzes, karaoke, and live music. This promises not only a thriving business but also an immersive and cultured experience for your patrons. Join us in shaping the future of this distinguished pub!

About the Opportunity



Target Customers

When refurbished, the Coach & Horses will appeal to:

Local Residents & Visitors:

- Seeking a blend of tradition and modernity in a pub, with a focus on a lively atmosphere, regular live sports screenings, and a curated selection of standard and premium beverages.
- Looking for a welcoming pub experience to enjoy drinks with a desire to soak up the local vibe and community atmosphere.

Sports Enthusiasts:

- Drawn to the pub for its excellent live sports offer, providing a social setting to watch various sporting events while enjoying drinks.

Patrons Seeking Outdoor Experience:

- Interested in a pub with an inviting outdoor area, especially one with a TV for live sports viewing, creating an enjoyable experience, particularly in favourable weather.

Those Appreciating Drinks & Promotional Variety:

- Seeking a modern pub ambiance with a diverse range of standard and premium beers, wines, and spirits, and excited about a dynamic weekly rhythm with promotions aligned to the Just Add Talent calendar.

About the Opportunity



Offer

When refurbished, the Coach & Horses will offer:

Beverage Selection:

- Extensive range of standard and premium lagers, beers, and ciders.
- Full selection of wines, spirits, and soft drinks.

Coffee Service:

- A coffee service offering is available

Entertainment Features:

- Live sports available on multiple screens both inside and outside.
- Amenities include a pool table and darts board, encouraging participation in local leagues.
- Potential for a weekly quiz night to engage patrons.
- Drinks offers and promotions designed to attract consumers.
- Entertainment allowance available for events such as live music, karaoke, or pay-per-view sporting events like major boxing matches.

Internal Mood Board



Internal Mood Board



Internal Mood Board



Internal Mood Board



FIXED DRINKS SHELF TO MACHINE POSITION

Rendered Floor Plan



Floor Plans & Finishes

1 General Trading Areas

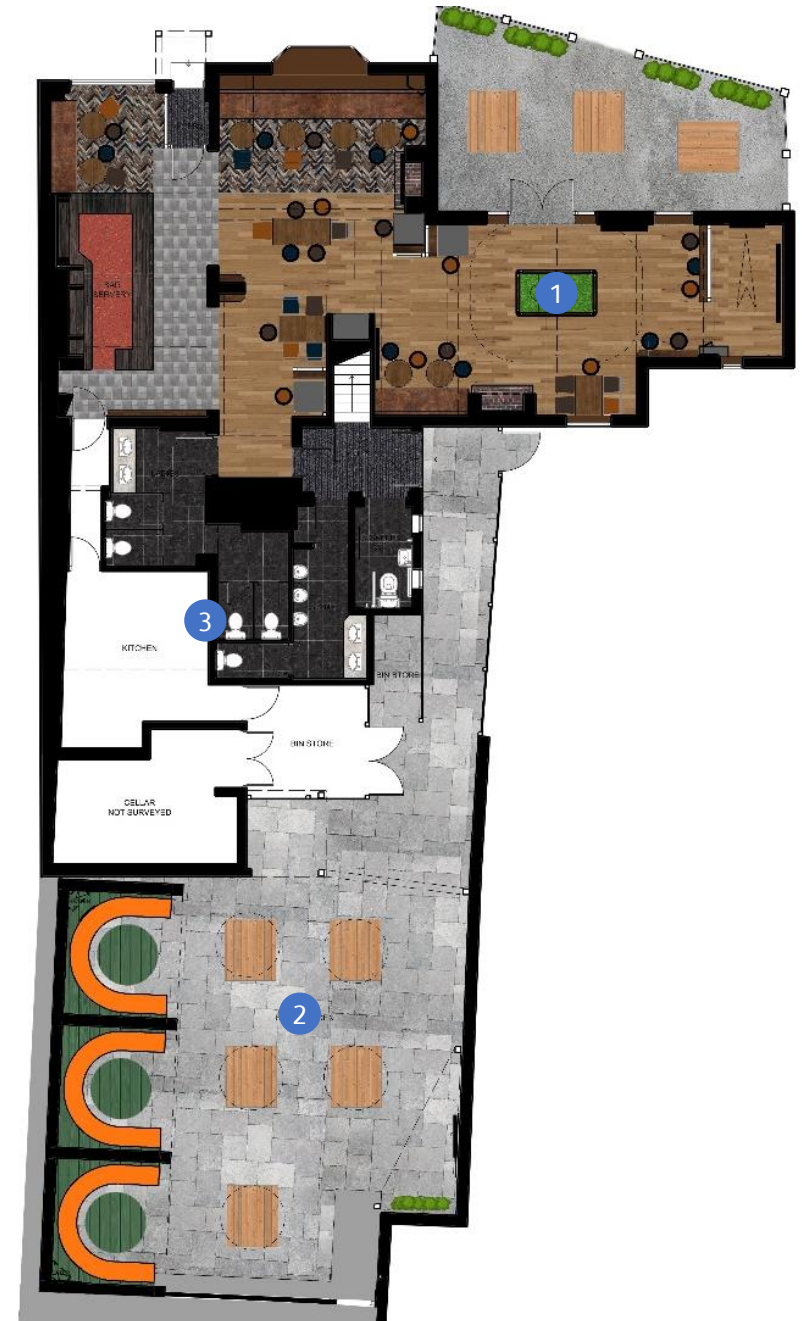
- TVs to be added to specified points within the bar area
- Refurbished and additional low and mid height seating & tables
- New carpeting and stained timber flooring
- Added darts and pool table to sports area
- Brand new bar shelving, bar top & apron
- Decorated bar frontage & poster cases

2 Outdoor Area

- Retain graffiti and repair where required
- Added HEINEKEN Star First planters and benches with umbrellas
- Decking to be stained and treated with non-slip gritting

3 Kitchen & Bathrooms

- Decorate all rooms, provide carpeting and vinyl to bathroom & kitchen
- JAT White goods added to kitchen
- Allow for all wall decorations, ceiling & timber works to toilets



External Refurbishment



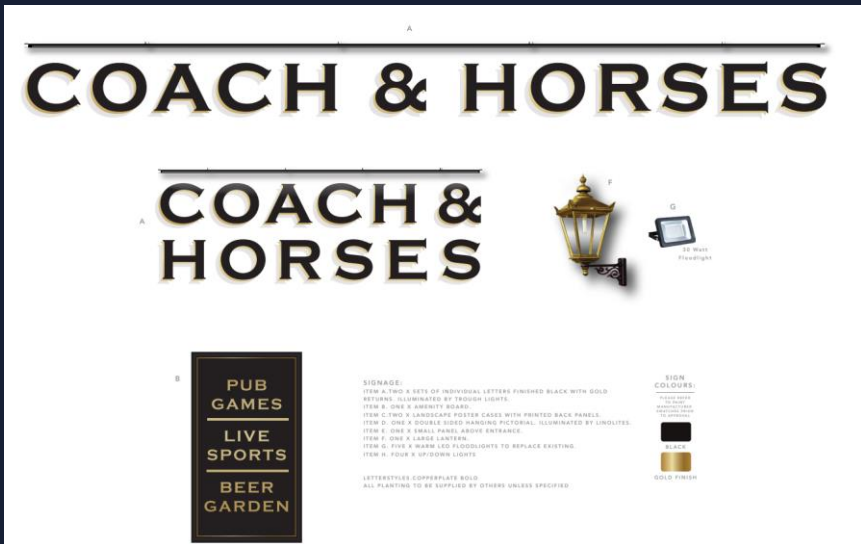
Signage and external area

Front exterior:

- New external signage scheme
- New signage scheme with new lighting

Rear exterior:

- Retain existing benches
- New loose timber furniture and parasols
- De-weed external areas





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