



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Elephant Pub Refurbishment Underway!

Explore the charm of The Elephant, nestled in the idyllic Cheshire village of Shavington. Positioned just off the main A500 trunk road linking Chester to the M6 via Nantwich, this pub presents an enticing prospect for prospective licensees. Situated on the main Newcastle road, it serves as a hub for locals and travellers alike. Benefiting from its proximity to burgeoning housing developments and the heart of the village, The Elephant offers a promising investment opportunity in an affluent community.

Elevate Your Investment: Witness the Transformation

A complete renovation of all trading areas awaits, featuring exquisite touches such as new flooring, bespoke seating, and upgraded facilities. Outside, envision a transformed atmosphere with improved exteriors including a covered patio and welcoming lighting. With a capacity of 98 covers internally and over 100 external covers, The Elephant is positioned to cater to discerning patrons seeking quality drinks, upscale pub cuisine, and intimate gatherings. This investment beckons experienced food operators to lead its transformation into a coveted destination, seamlessly blending local charm with sophisticated appeal.

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Target Customers

When refurbished, the Elephant will appeal to:

Local Villagers Seeking Quality Social Experience:

- Shavington residents, aged 45+, seek quality drinks and dining. They value upscale experiences for socialising with friends and family.

Destination Diners from Surrounding Towns and Villages:

- Discerning diners from nearby towns are drawn to The Elephant's upscale cuisine in a countryside setting.

Lunchtime Patrons in Search of Quality Meals:

- Those on leisurely drives seek quality meals at The Elephant's cosy bar and dining areas.

Local Social Hub Seekers:

- Passersby are intrigued by The Elephant's premium drinks, cuisine, and occasional live events in a picturesque locale.

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The Offer

When refurbished, the Elephant will offer:

Drinks:

- Imagine indulging in a selection of premium beers, exquisite spirits, and a carefully curated wine menu designed to complement the upmarket pub cuisine.

Food:

- Envision savouring upmarket pub fare, enhanced by regular specials that add an extra element of surprise and delight to your dining experience.

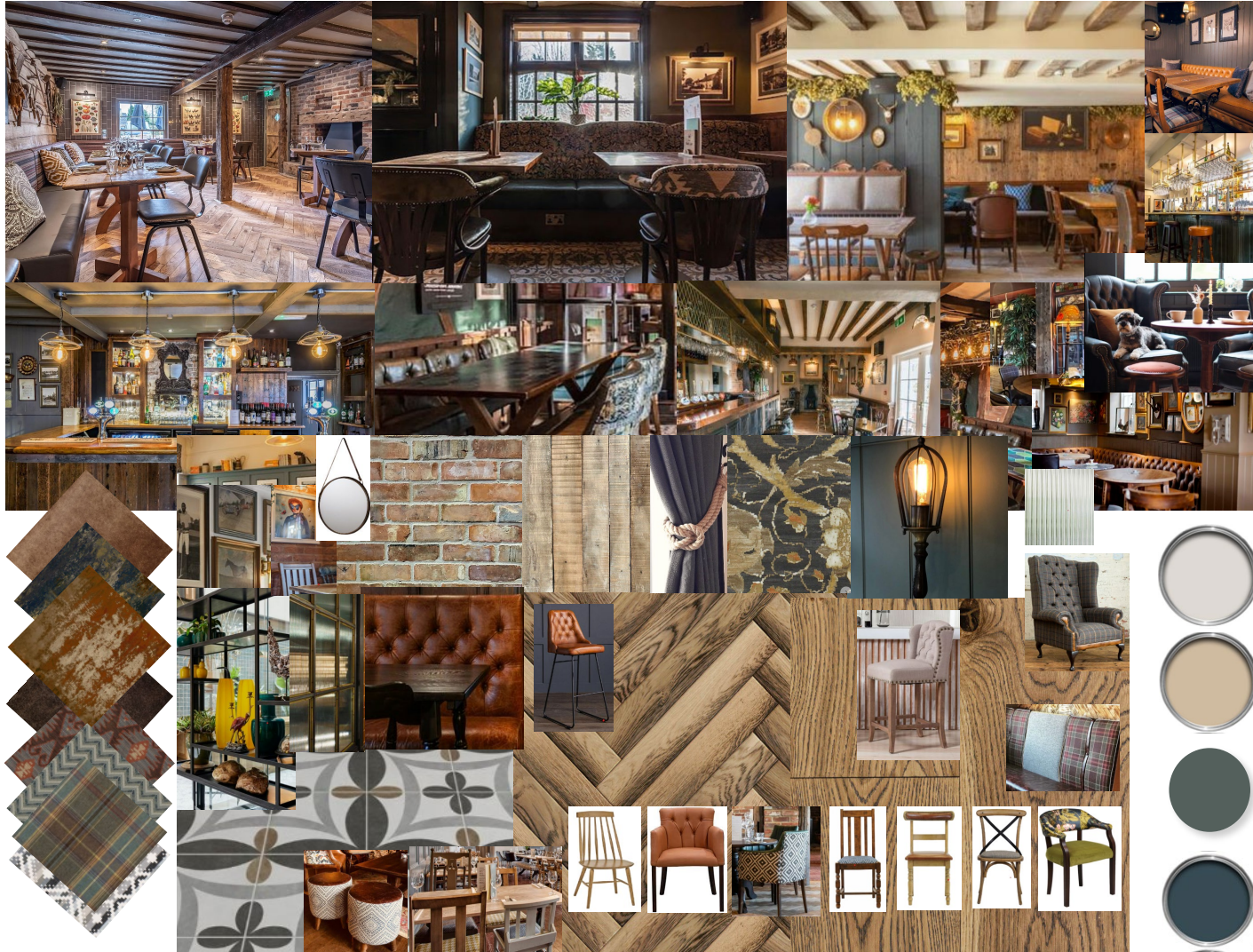
Coffee:

- Start the day right with a bean-to-cup coffee offering, ensuring a fresh and satisfying brew every time.

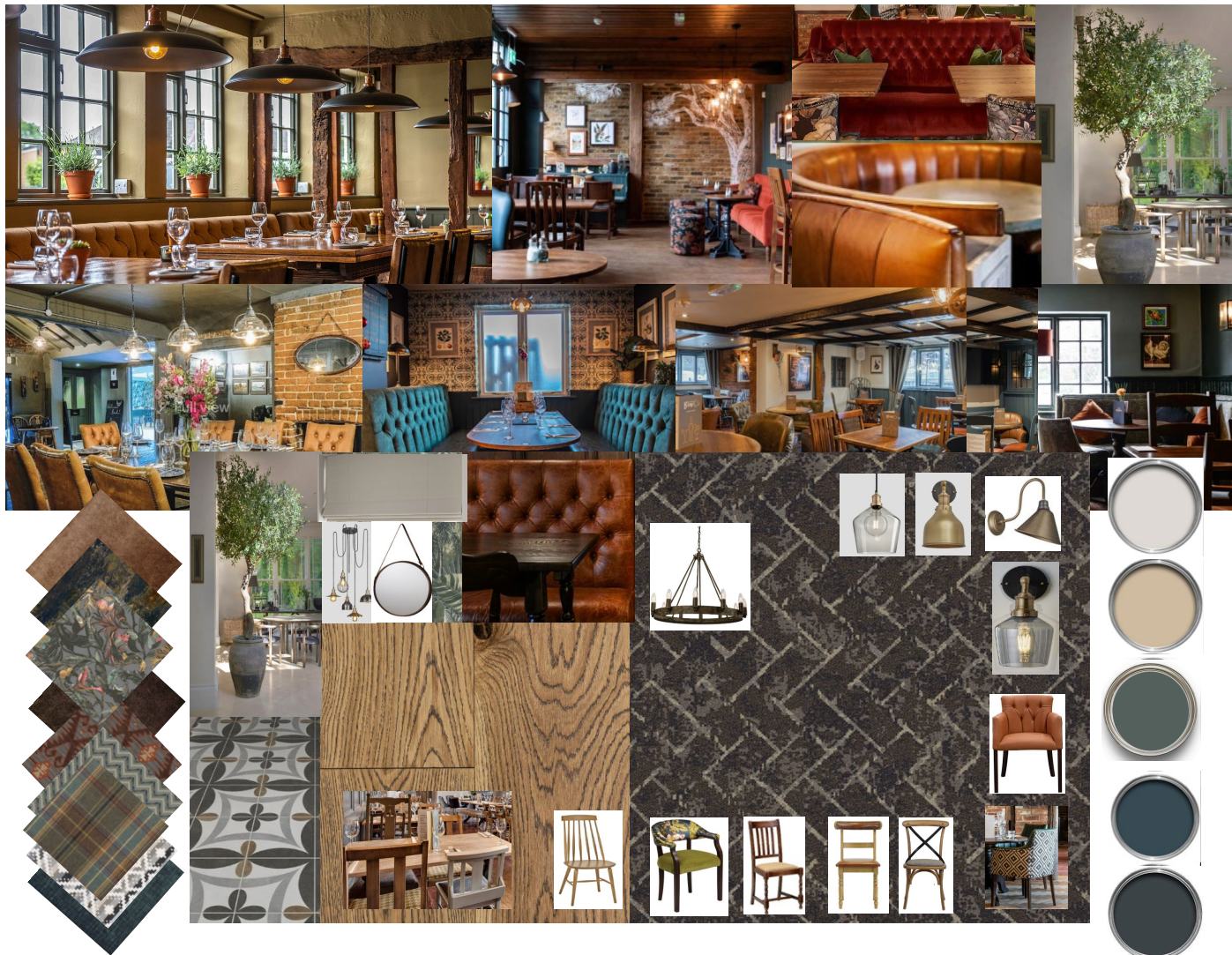
Events:

- Picture occasional live acoustic events adding to the ambiance, creating memorable moments without overpowering the relaxed atmosphere of the pub.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



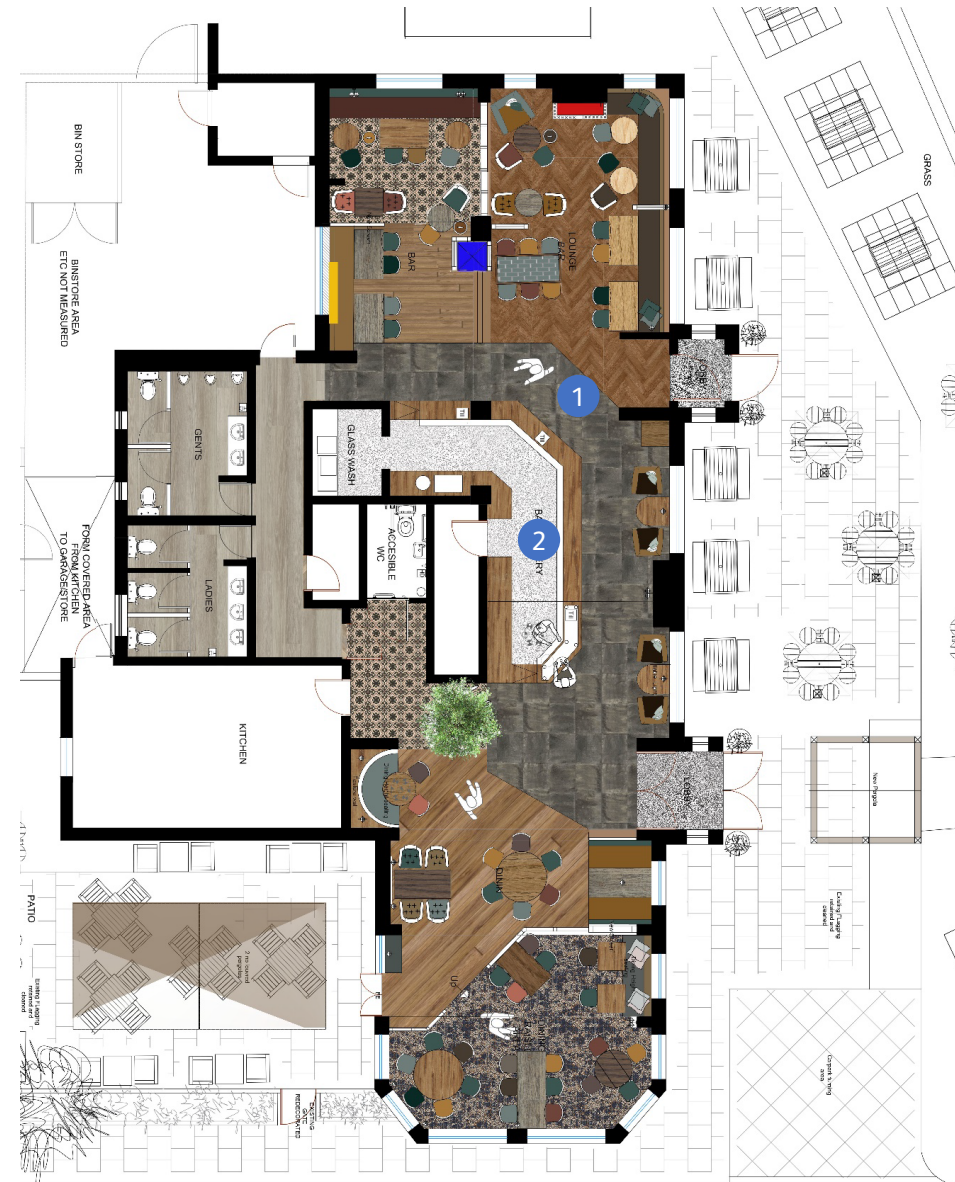
Floor Plans & Finishes

1 Bar, Lounge & Dining Area

- Extension and adaptation of existing fixed seating
- Formation of new fixed seating section with additional screen, new upholstery, joinery, foams, fabrics & sundries
- Replan flooring with mix of timber tiles and carpet
- Creation of new feature wall with a TV position
- Replace glass to entrance doors with clear glazing
- Bric-a-brac inspired design elements
- Remove stained glass screens – new Crittal style screens
- New window coverings throughout

2 Bar & Backfitting

- Refurbishment of existing bar countertop
- Addition of high-level wallpaper and wine display
- Remodel existing backfitting
- New glass racks and feature lighting
- Introduce new feature seating booth in position previously occupied by coffee Machine.
- New lighting scheme



Floor Plans & Finishes

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Toilets

Toilet Corridor:

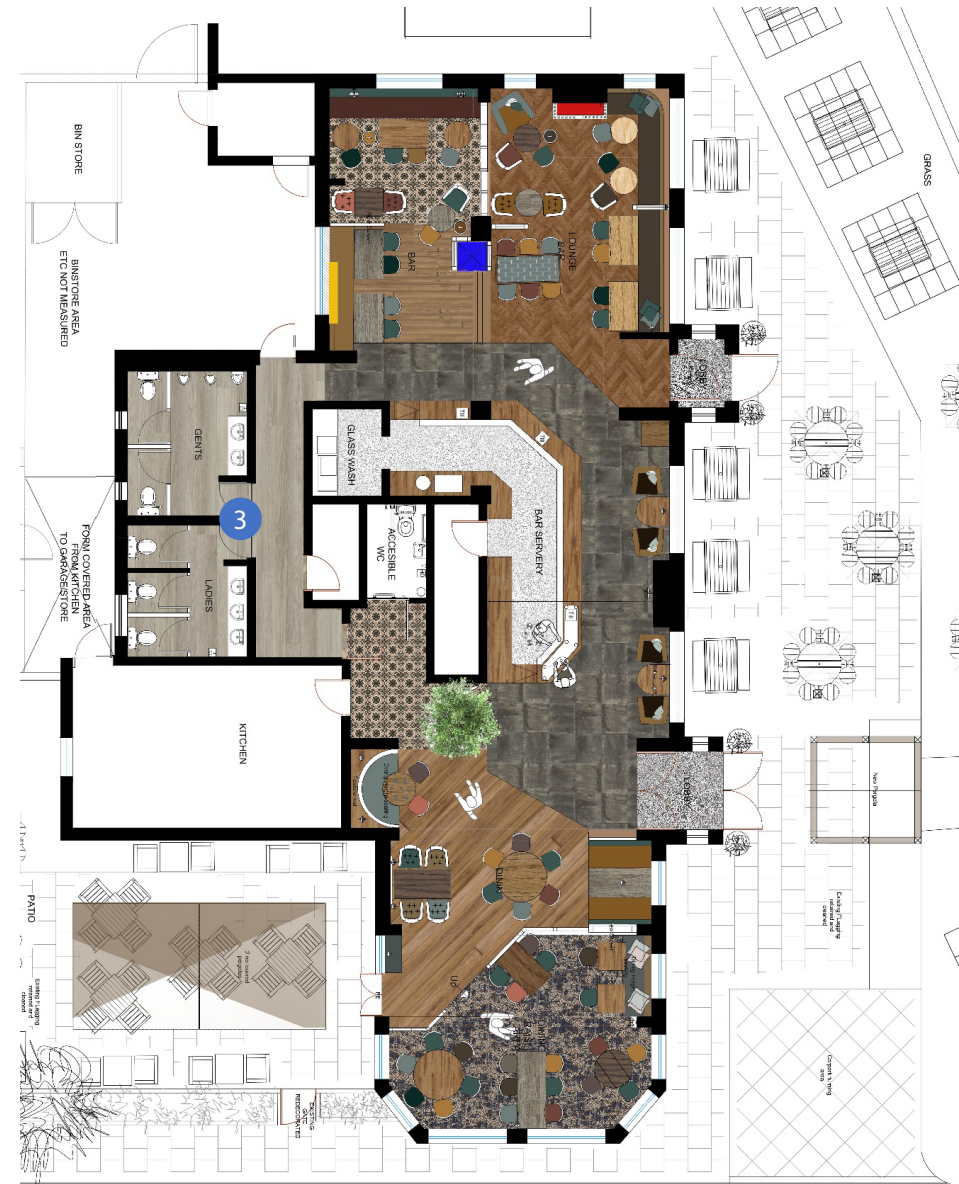
- Redecorate throughout
- New timber effect flooring to be fitted
- Addition of new artwork

Ladies Toilets:

- Complete redecoration
- New timber effect flooring throughout
- Manufacture and fitting of new mirror
- New lighting to existing positions

Gents Toilets:

- Redecorate throughout
- Timber effect flooring to be fitted
- Manufacture and fitting of new mirror
- New lighting positions to be installed



External Refurbishment



Signage and external works

External – Front Area

- New exterior signage and lighting scheme
- Complete external redecoration
- Addition of new timber entrance pergola
- Mixed new and existing wooden furniture
- Revitalise external flagging

External – Rear Area

- Constructing two new louvred pergolas at the rear of the pub
- Redecoration of existing rear gate
- New exterior signage and lighting scheme
- Formation of new covered walkway from Kitchen to Garage / Store



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

The Elephant, 289 Newcastle Road, Shavington, CW2 5DZ