



About the Opportunity



Why Invest?

Exciting Opportunity: The Hedgehog, Welwyn Garden City Pub Refurbishment!

Located just a short walk from Welwyn Garden City's bustling shops and train station, this pub is perfectly positioned to become a favourite local spot. With a spacious garden, convenient parking, and no immediate competitors nearby, it's an inviting choice for everyone from commuters and shoppers to nearby residents. Our investment will focus on refreshing the pub's exterior with new signage and thorough repairs, making it a standout destination in the area.

Elevate Your Investment: Witness the Transformation

Inside, the pub is already in great shape and ready to welcome guests, offering an all-day trading environment with a full range of drinks, including low & no options, a coffee selection, and a limited food menu with easy-to-enjoy choices like paninis. With a schedule of live entertainment, quizzes, sports screenings, and pub games, there's ample potential for a community-minded operator to build a lively atmosphere and attract a diverse mix of locals.

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Target Customers

Local Shoppers and Workers:

- With its proximity to a busy road and local shops, this pub offers an ideal spot for shoppers and workers looking to relax over a quick meal, coffee, or drink.

Community Socialisers:

- Locals in Welwyn Garden City will enjoy the pub's inviting garden, extensive drink options, and lively atmosphere for social gatherings, including quiz nights and sports events.

Sports Enthusiasts:

- With live entertainment, pool, darts, and sports screenings, the pub provides an engaging venue for sports fans and those who enjoy a bit of friendly competition.

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The Offer

Drinks:

- The hedgehog will offer a wide range of drinks, including premium lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety ensures the pub appeals to a broad audience.

Food:

- A simple selection of classic bar snacks and light bites will complement the pub's offering, providing easy options for guests to enjoy..

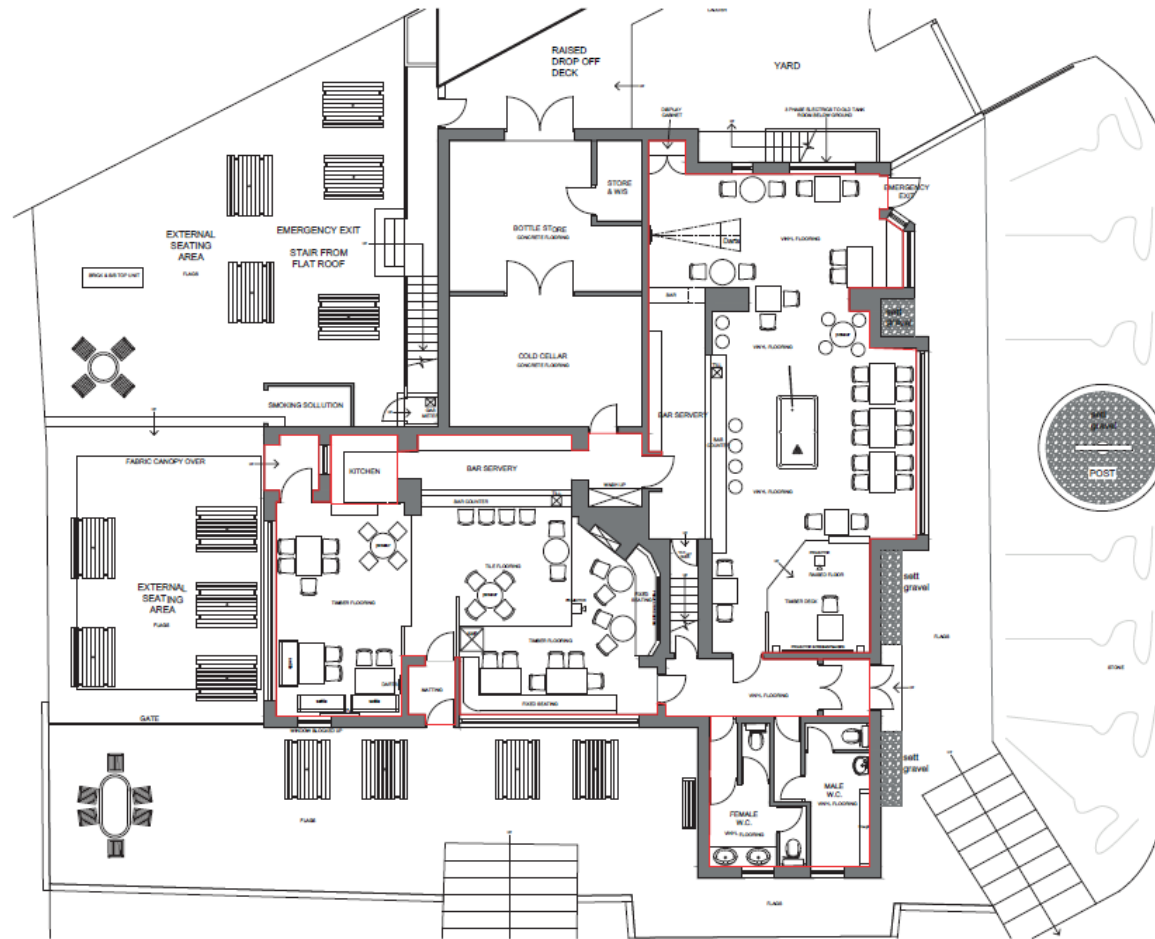
Coffee:

- A quality coffee selection will be available, catering to those looking for a warm, non-alcoholic drink.

Events:

- The pub will offer live sports, quizzes, pool and darts. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Rendered Floor Plan



External Refurbishment



Signage and external works:

- New external refurbishments and decoration/
- Addition of new external signage and lighting scheme



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

● The Hedgehog, Shoplands, Welwyn Garden City, AL8 7RH ●