



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Old English Gentleman Pub Refurbishment!

You can be part of a complete makeover for the Old English Gentleman in the heart of Cheshunt. Located on a busy road and surrounded by housing, this pub is the only one within a 10-minute radius, making it a prime spot for locals. The area has a good mix of families, sports teams, and groups, with 21,000 adults living within a 20-minute walk. Inside, a full refurbishment to completely transform its look and feel. Outside, we'll be updating the décor with new signage for added curb-side appeal.

### Elevate Your Investment: Witness the Transformation

With seating for 57 people inside and space for 96 more outside, there's ample room to accommodate a steady daytime and evening trade. The pub will cater to lots of people with a new drinks menu, including non-alcoholic options, and a dedicated sports area with live entertainment. We're also offering three-bedroom private accommodation on the first floor, complete with a kitchen, bathroom, living room, storage, and office. This setup is perfect for a licensee ready to take the helm and create a lively, welcoming community hub.

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## Target Customers

### Local Residents:

- Local residents will appreciate the pub's welcoming atmosphere and its environment, making it a great spot for casual gatherings.

### Families:

- Families will find the pub appealing for its friendly environment and comfortable seating, making it a great spot for sitting down for a drink together.

### Sports Enthusiasts:

- Sports enthusiasts will be drawn to the pub's dedicated sports area and live entertainment, providing an ideal venue for watching games and enjoying a lively atmosphere.

### Social Groups:

- Social groups, including friends and colleagues, will find the pub perfect for evening get-togethers and socialising, thanks to its diverse drinks menu and vibrant setting.

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## The Offer

### Drinks:

- Full range of beers and cider slow and no alcohol options such as Heineken 0.0, alongside quality wine, spirits and soft drinks options.

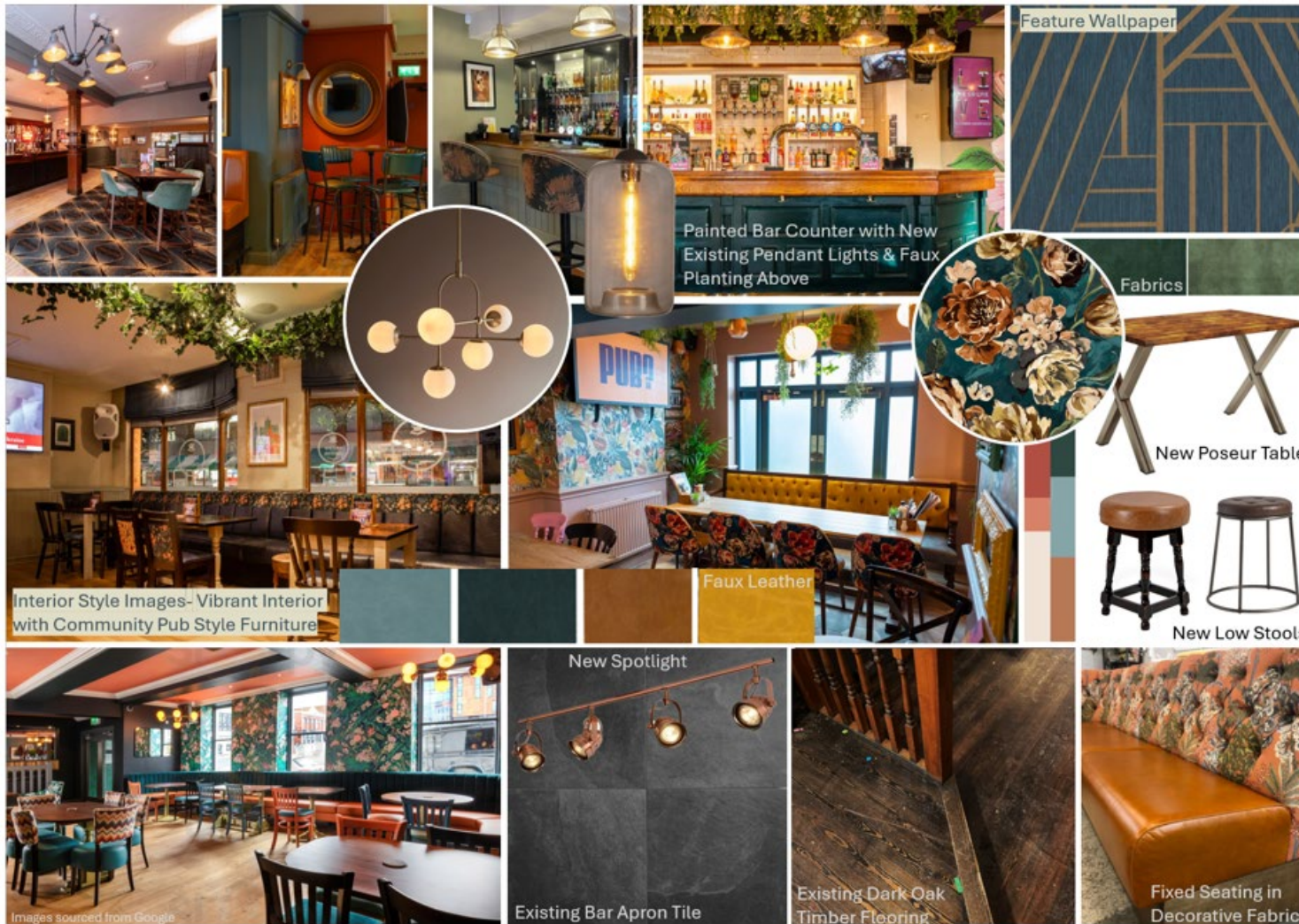
### Coffee:

- A great coffee offering, ensuring a satisfying brew every time.

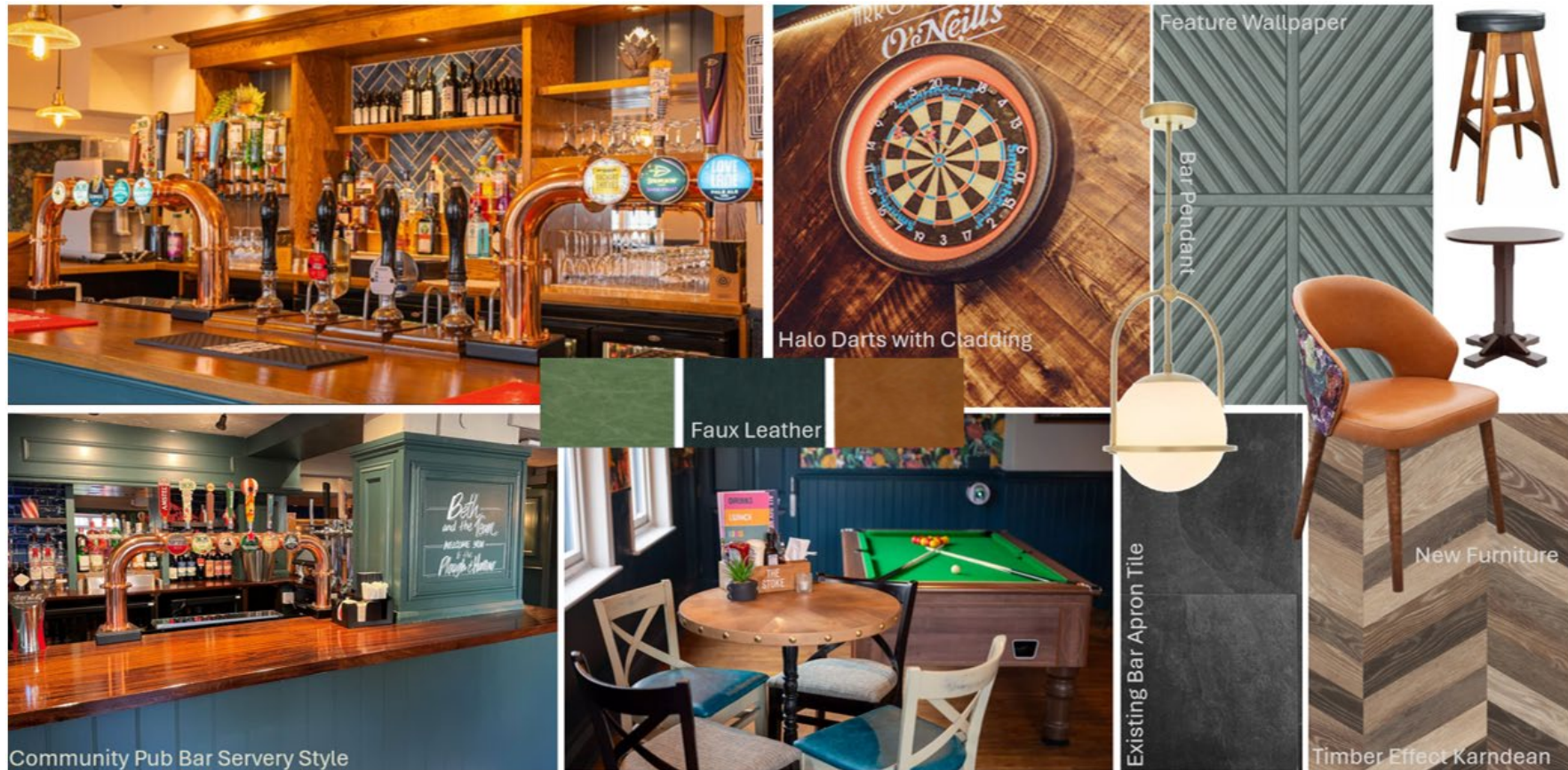
### Events:

- Offer a lively rhythm every week with live entertainment and a full sports package. Utilise the dedicated sports area on the side of the pub to enhance the viewing experience for your customers.

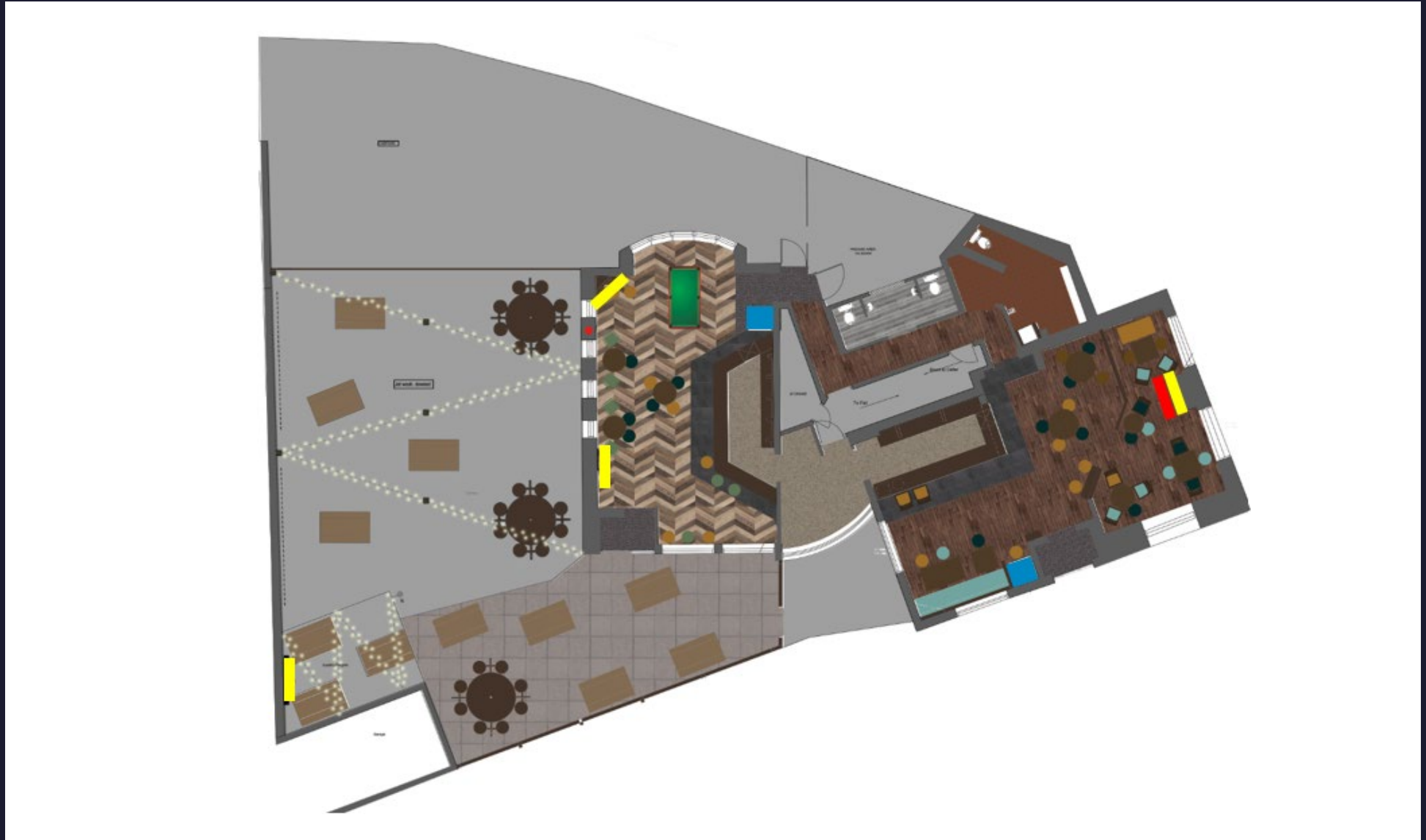
# Internal Mood Board



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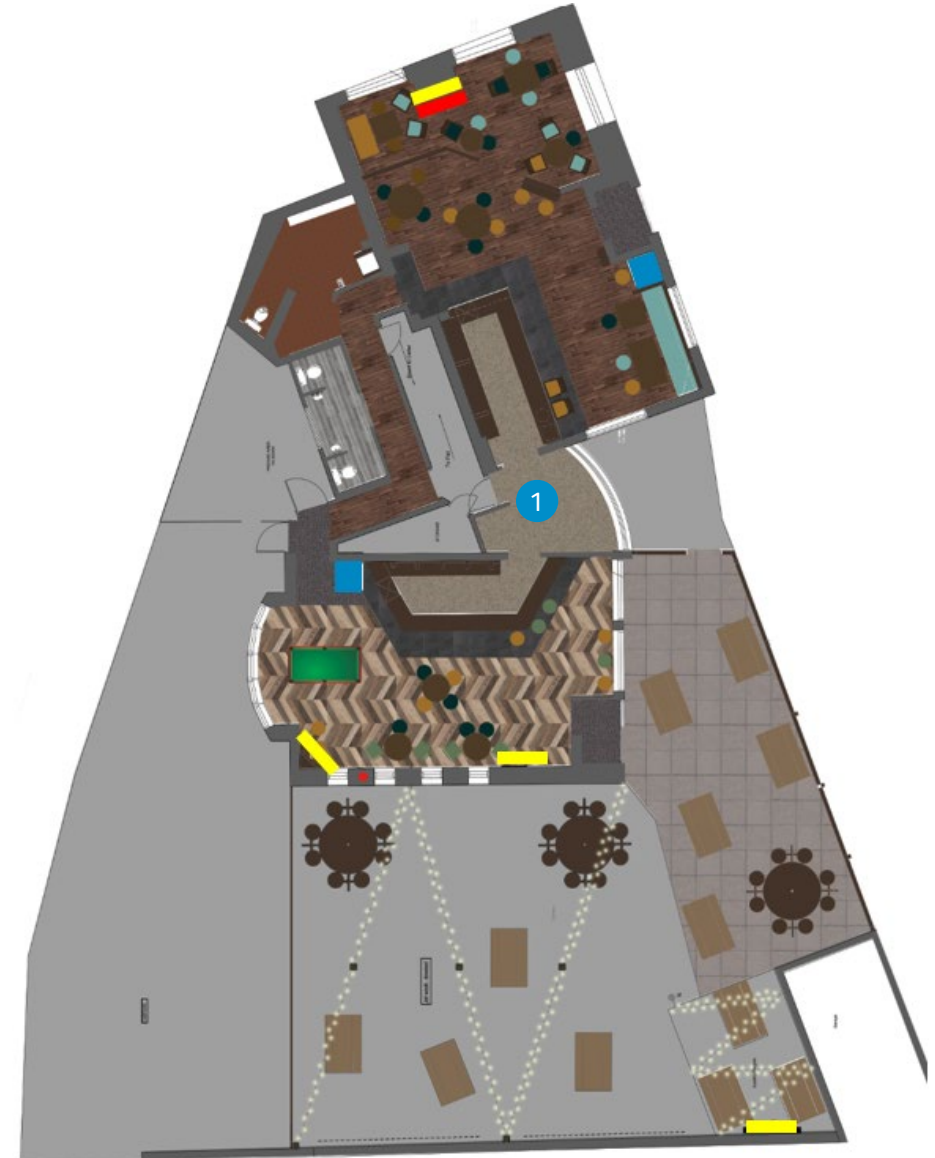
# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Area:

- Full internal redecoration to trade areas, WCs, and bar counters.
- Remove tiles and add tongue and groove at bar front.
- Paint and re-stain both bar fronts, retain tiled bar aprons, and provide new pendants above the left-hand bar.
- Move tills to bar front and provide infrastructure cabling, with a drop shelf for cash drawer at left-hand Sports bar side.
- Install new darts board with feature wall and halo light.
- Add new dado panelling and wallpaper to sports side.
- Install new drinks shelves and screens, and new poseur height fixed seating as per designer drawings.
- Upgrade back fitting to bar side, removing boxing out sections where possible.
- Reposition glasswasher to former kitchen space between the two bars.
- Clean altro floor covering at both bars.
- Reuse bottle cooler from glasswasher area.
- Strip, stain, and re-polish timber floor.





# Floor Plans & Finishes

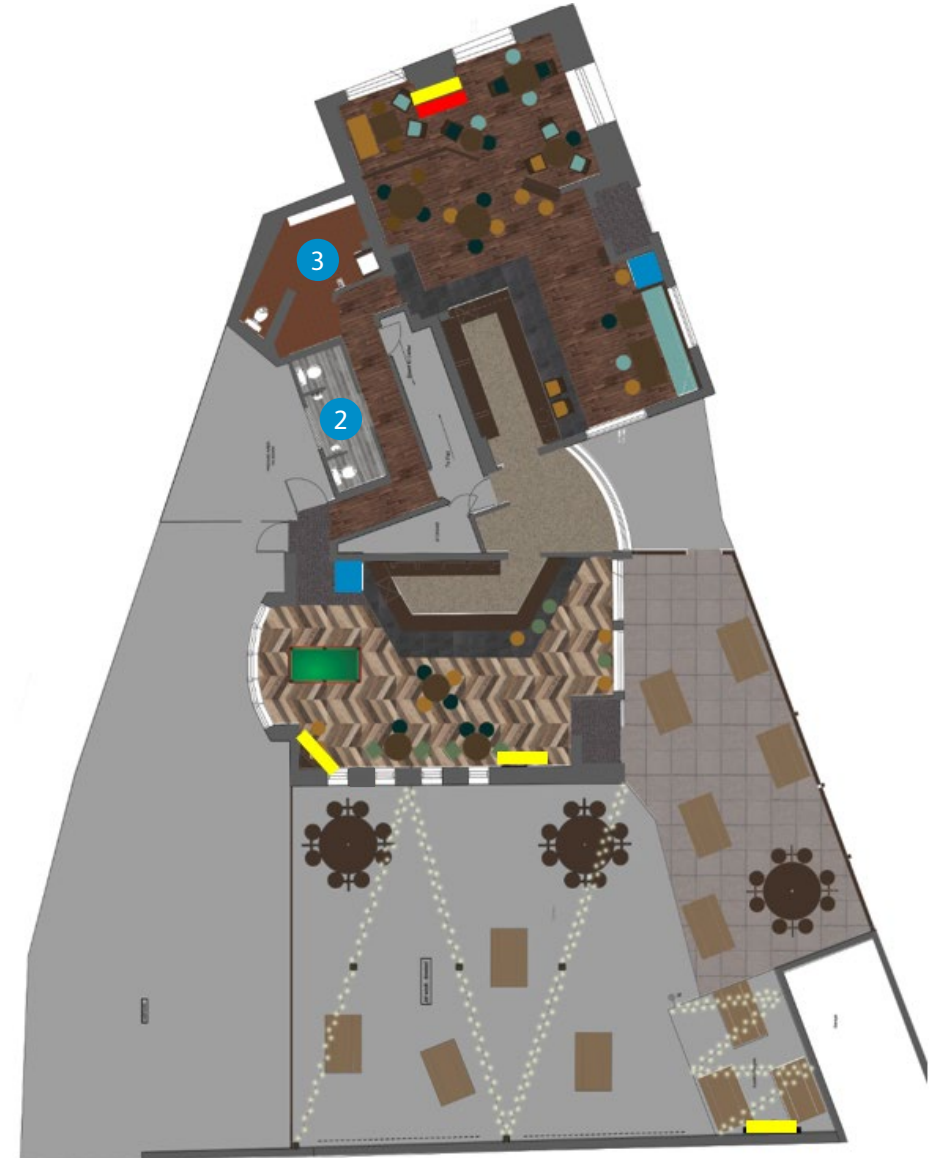
## Ladies & Gents Toilets:

### 2 Ladies:

- Refurbish existing toilets.
- Retain existing sinks and provide new concussive taps.
- Refurbish flooring throughout.
- Line walls with grooved MDF to mid tile height.

### 3 Gents:

- Provision of new ironmongery throughout.
- Retain and refurbish existing quarry tiling.
- Refurbish existing toilets.
- New vanity unit with concussive taps.
- Refurbish door frames.



# External Refurbishment



## Signage and external works

- External repairs prior to redecoration.
- Full External redecoration.
- New signage and lighting scheme.
- Decorative mural to wall.
- Jet wash and de-weed all external areas.
- Addition of festoon lighting to high timber posts.
- Paint pergola and provide new polycarbonate roof.
- Paint fence to front elevation as part of external decorations.



**STAR**  
— PUBS —

## 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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 [www.starpubs.co.uk](http://www.starpubs.co.uk)

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