



**Belswains Lane, Hemel Hempstead, HP3 9XB**



# About the Opportunity



## Why Invest?

### Exciting Investment Opportunity: The Three Tuns Refurbishment Underway!

Situated on a vibrant main road just outside the town centre, this pub in Hemel Hempstead presents a compelling investment prospect. Enveloped by thriving residential areas and in close proximity to significant landmarks, this locale caters to a diverse demographic, ranging from high to medium affluence bands. A substantial community of 12,000 residents resides within a convenient 20-minute walking distance, setting the stage for a lucrative venture.

### Elevate Your Investment: Witness the Transformation

The pub's refurbishment plan includes a comprehensive internal overhaul and an inviting external redesign, promising not just a pub but a thriving community hub. Ideal for an owner-operator, this investment beckons those with a vision to capitalize on strong daytime and evening trade, making it a truly unmissable opportunity in the heart of Hemel Hempstead. The potential is vast, with an expansive 22 internal covers for dining complemented by an impressive 109 external seats in a beautifully redecorated setting.

# About the Opportunity



## Target Customers

### Local Residents Seeking Quality Dining:

- The pub's strategic location, surrounded by high and medium affluence residential areas, makes it an ideal spot for locals looking for a top-notch dining experience. The revamped establishment with its premium local style and great pub classics menu is poised to become a go-to choice for those in search of quality food in a welcoming atmosphere.

### Community-Oriented Socialisers:

- With an expansive external seating area boasting 109 seats, the pub is well-suited for individuals and groups seeking a vibrant social setting. The revitalised ambiance and diverse drinks selection, including 0.0 options, catering to those who value a well-crafted beverage while enjoying the company of friends and neighbours.

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## The Offer

### Drinks:

- The Three Tuns will offer a full range of drinks that will include beer, wine, spirits and soft drinks.

### Food:

- Savour the essence of pub dining with a Great Pub Classics menu, marrying tradition with innovation for a satisfying culinary experience.

### Coffee:

- Discover the warmth in every cup with a straightforward coffee selection, tailored for those who appreciate a simple yet satisfying brew.

### Events:

- Dynamic weekly entertainment schedule, featuring local talents, and a comprehensive sports package.



# Internal Mood Board



# Rendered Floor Plan





# Floor Plans & Finishes

## 1 General Trading Areas

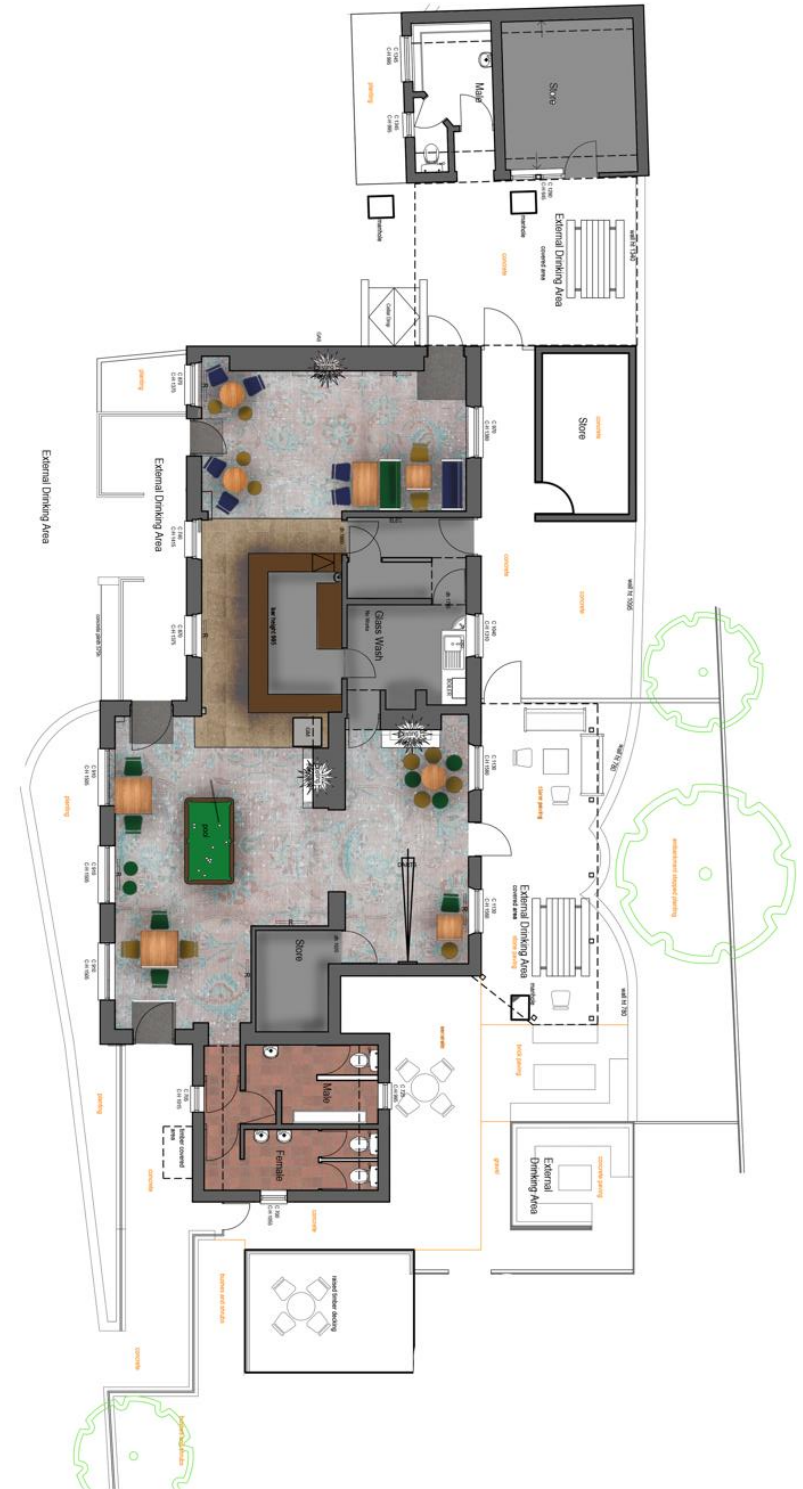
- Full internal redecoration to trade areas
- New loose furniture, curtains & blinds
- Refurbishment of all retained furniture
- Replacement of carpeting
- Incorporation of Bric a brac design elements
- Strip & staining of current bar top
- Additional bar shelving
- New Matting to entrance lobbies
- Renewal of select light fittings to suit new design
- Toilets refurbished

## 2 Kitchen & Cellar

- Addition of basic commercial kitchen
- Works in conjunction of smart dispense install

## 3 Domestic Accommodation

- Decoration of existing accommodation
- New kitchen units

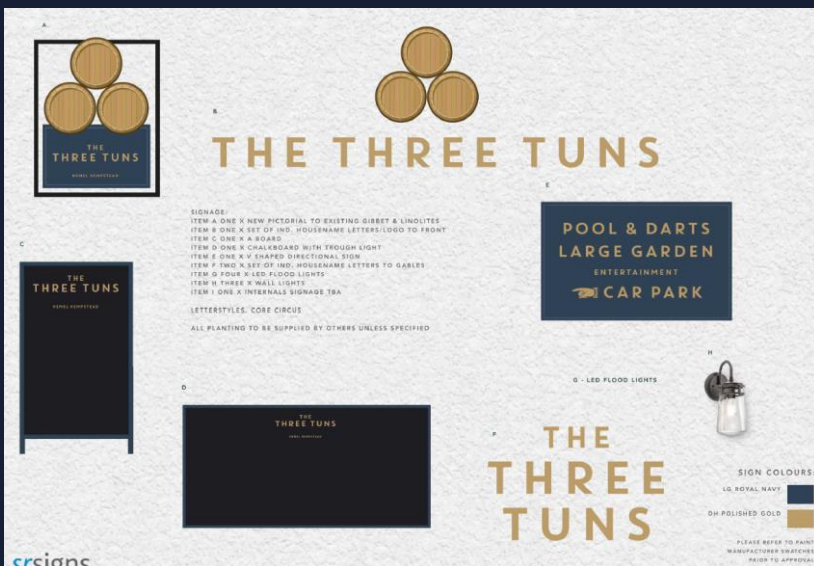


# External Refurbishment



## Signage and External Works

- Brand new signage scheme
- Additional exterior lighting scheme
- External repairs prior to redecoration
- Refurbishment of entire pub building
- Full jet wash & cleaning of external patios & paths
- Removal of chequer plate to installation of new paving







## 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)

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