



ABOUT THE OPPORTUNITY



WHY INVEST?

Transformational investment

A fabulous refurbishment will transform The Moat House into a premium drinks-led, town centre pub that is full of style. Inside, the pub will be redecorated throughout the whole ground floor. Other upgrades throughout the pub such as a full refurbishment of the first floor as well as the male & female toilets. This will encourage greater sales and give the pub a completely new look and feel.

Outside, we will be upgrading the pub with a redecoration and beautiful new signage that will appeal to a wider range of consumers with its new look and feel.

In the heart of the town

The Moat House is in the heart of Taunton town centre, just off Castle Way Square. This is a hot spot for hospitality venues. There is ample space and a perfect spot for customers during the summer months. Many people work in the city and flock to the city for nights out. Being in the town, there are several nearby venues, however, the vision for the Moat House sits in a prominent position and also benefits from being located close to a circuit of great pubs that already bring in a great trade to the area.

Untapped potential

This refurbishment will set Moat House above the local competition with its stylish décor. With 85 covers, a late license and great promotions and music, it'll be the bar of choice. The look and feel are different from anything in the immediate vicinity and the range of cocktails and craft beers will also make a great point of difference in the immediate vicinity. All we're looking for is the right operator.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Moat House will appeal to:

- Generally younger people coming for a night out
- Professionals finishing work for a drink and relaxing evening time
- Customers looking for a stylish venue to enjoy live music or entertainment

OFFER

When refurbished, the Moat House offer will include:

- A high quality, focused range of drinks focusing on cocktails and craft beers
- A great selection of premium on-trend snacks to appeal to the after-work crowds that are in late afternoon while they enjoy a few drinks
- Entertainment as part of the rhythm of the week, such as DJs, live music and a great sound system.

INTERNAL MOODBOARD

The Moat House

Concept

Back Bar Feature

Feature Ceiling

Painted Ceiling

Feature Wall

Paint

Back Bar Tile

Feature Pendant

Industrial Light

Fabrics

Back Bar

Feature Wall

Feature Wallpaper

Fabrics

Timber Furniture

Feature Pendant

Lighting

Wallpaper

Furniture Style

Tub Chairs

Leather

Midheight Fixed Seating

Fixed Seating

Bar Font Style

Tiled Floor Feature

Timber Floor

Smart Darts

Mesh and Planting

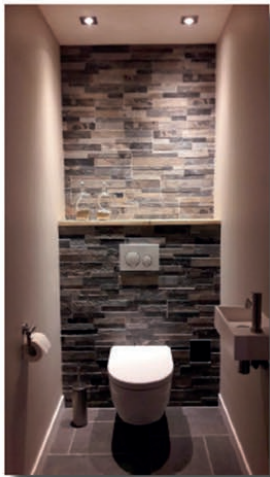
Shuffleboard

New Carpet

EXTERNAL MOODBOARD



Vanity style



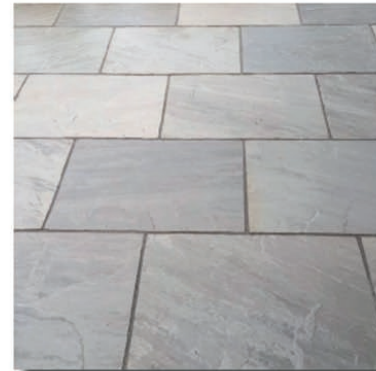
Cubicle style



Light fittings



Bric a Brac



New flags



Branded planters & screens



Garden furniture



Post and rope

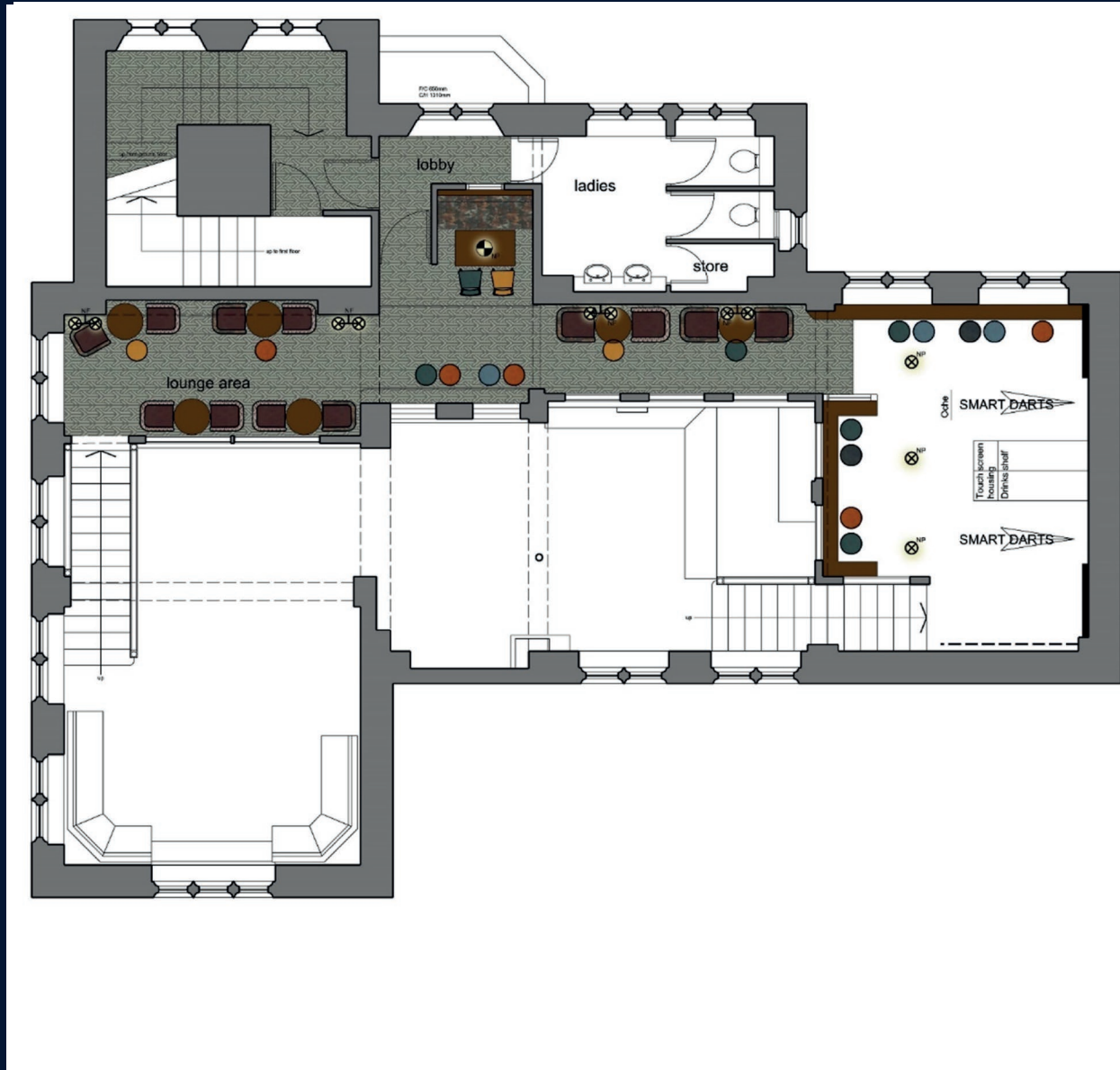


Free standing planters

RENDERED FLOOR PLAN 1



RENDERED FLOOR PLAN 2



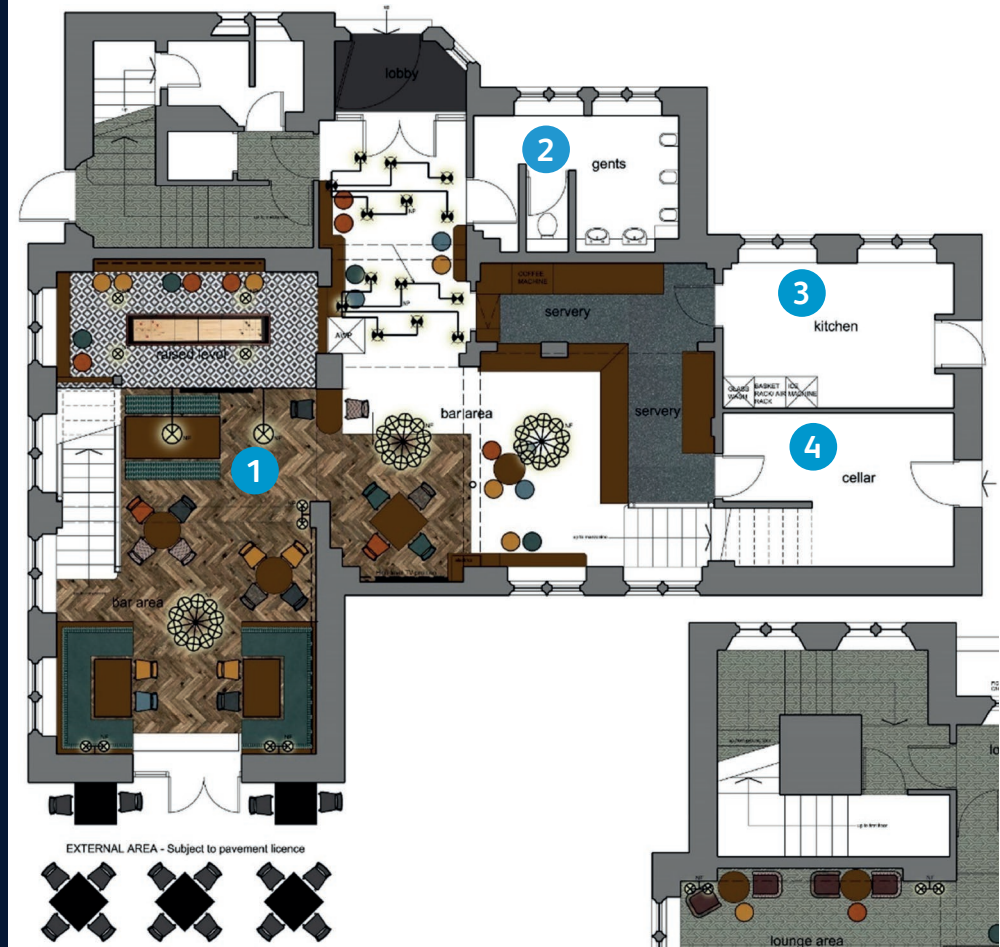
FLOOR PLANS & FINISHES

1

GROUND FLOOR

Works will include:

- Provide new bar counter with stainless steel cocktail stations
- Provide new backfittings
- Provide new coffee machine
- Provide new bottle coolers
- Allow for Smart Dispense and BWIC
- Provide new Altro flooring behind bar servery
- Provide new drinks shelves
- Remove raised level
- Provide new timber flooring
- Provide new tiled flooring
- Provide new entrance/barrier matting
- Provide new panelled screen
- Provide new Shuffleboard
- Provide new mid-height fixed seating bays
- Provide new external doors to rear entrance
- Provide new inner lobby doors to front entrance
- Allow for complete decorations throughout including feature wallpapers
- Allow for new music/TV system
- Allow for all new internal furniture
- Allow for new lighting to existing and new positions
- Allow for new bric-a-brac/theming
- Allow for feature wall panelling
- Allow for internal signwriting
- Allow for new intruder alarm and CCTV system
- Allow for new dimmer system and rewire dependant on existing lighting circuits
- Sand and re-stain existing timber staircases up to first floor



FLOOR PLANS & FINISHES

2 GENTS TOILETS

Works will include:

- Make good wall tiling
- Allow for decorations to all previously painted surfaces
- Provide new hooks and locks to cubicle doors
- Ensure existing lighting in working order
- Provide new hand dryer
- Provide new soap dispensers and toilet roll holders
- Patch in tiles behind urinal and make good wall above
- Provide vinyls to windows

3 KITCHEN

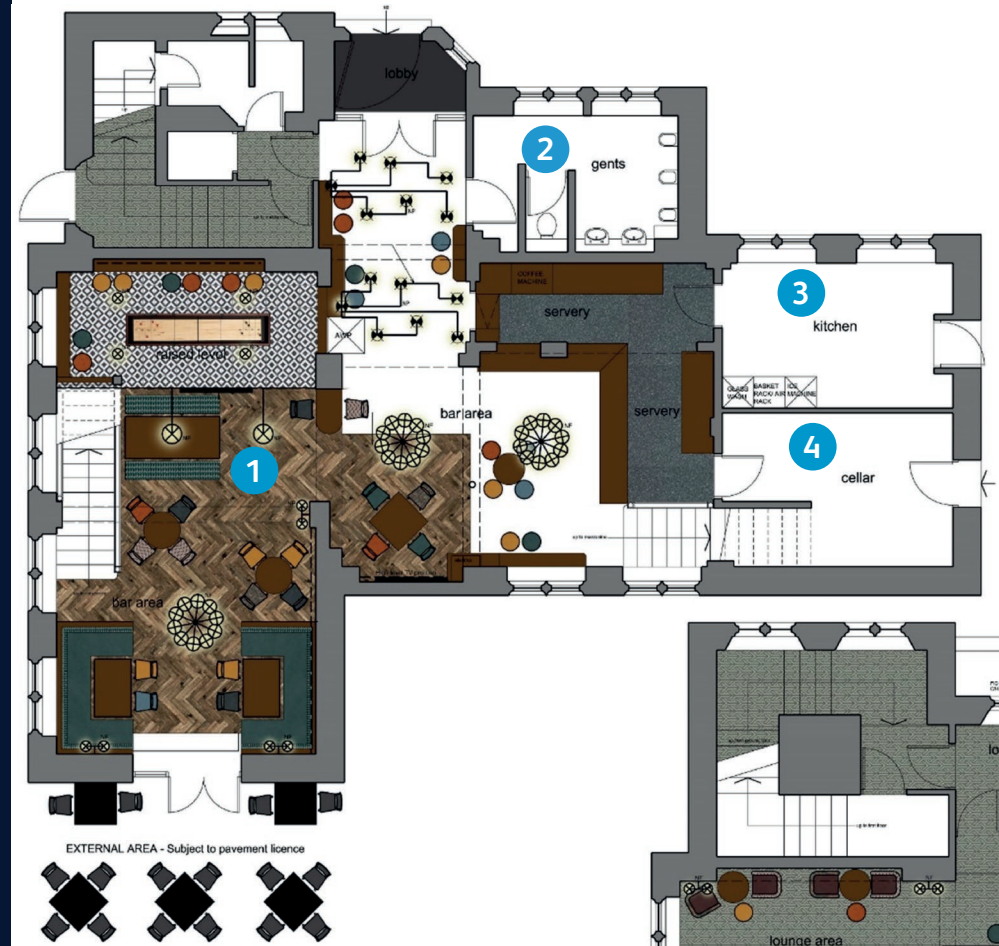
Works will include:

- Strip out existing kit
- Allow for decorations to all previously painted surfaces
- Provide new Altro flooring
- Allow for new catering kit and services
- Create new glasswash area in kitchen
- Provide new glasswash
- Provide new ice machine
- Provide new air rack

4 CELLAR

Works will include:

- Provide Smart Dispense and BWIC
- Clear out cellar & decorate
- Provide new spirits racking



FLOOR PLANS & FINISHES

5 FIRST FLOOR

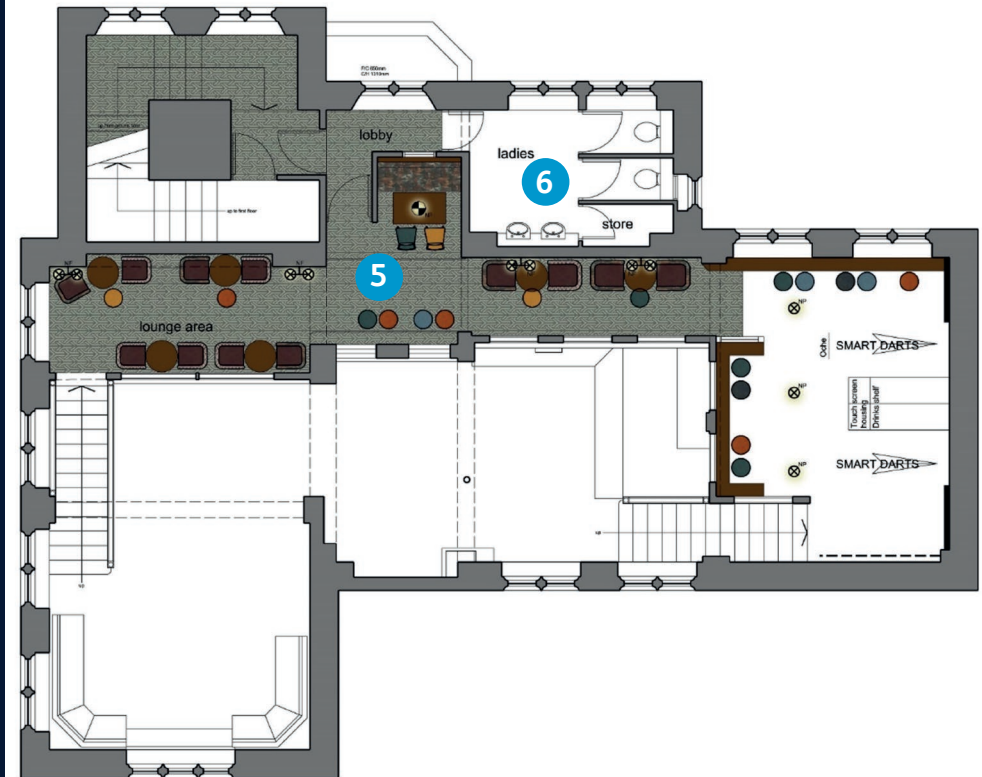
Works will include:

- Allow for feature pallet and planting wall
- Allow for new carpet
- Allow for new drinks shelf
- Allow for new loose furniture
- Allow for new poseur height fixed seating
- Allow for new bric-a-brac/theming
- Allow for new lighting to existing and new positions
- Provide new panelled timber wall
- Provide double Smart Darts system
- Provide neon lighting
- Sand and re-stain existing timber flooring

6 LADIES TOILETS

Works will include:

- Make good wall tiling
- Allow for decorations to all previously painted surfaces
- Provide new hooks and looks to cubicle doors
- Ensure existing lighting in working order
- Provide new hand dryer
- Provide new soap dispensers and toilet roll holders
- Allow for new mirrors above vanity and full length in main area
- Provide lock to cupboard door
- Contract clean existing flooring



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Ground floor timberwork redecoration only
- New external signage and lighting scheme
- New external furniture – subject to pavement license
- Allow for repairs to slipped slates/tiles to roof
- Allow for works to rainwater goods
- Allow for window repairs



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