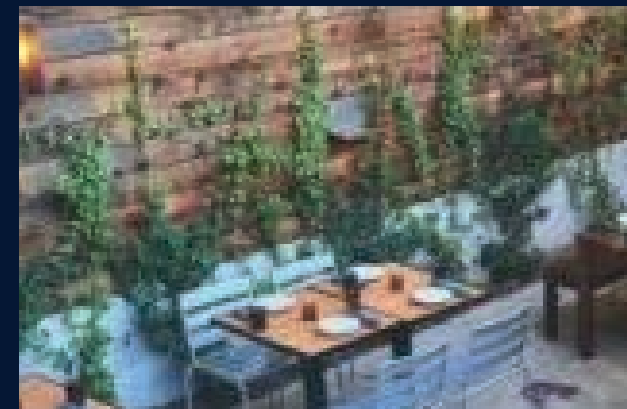




● THE GREY MAN, 88-90 HINDLEY ROAD, BOLTON, BL5 2JS ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Community local with a premium refurbishment

A major investment will transform the Grey Man into a classic, comfortable community pub. Redecorations throughout the interior will breathe a new lease of life into this pub. We will be refurbishing all the trading areas of the pub including the bar servery and lounge. This welcomed investment will make the pub more appealing to all demographics in local area with a welcoming atmosphere.

Externally, we will be installing all-new signage and lighting to catch the eye of passing trade. There will also be new decorations to the exterior of the pub to enhance the pub's new look.

Community focused

The Grey Man is located on a busy suburban road near the town centre of Westhoughton. Westhoughton "Town" is the historic amalgamation of several villages and featured in the English Civil War in the battle of Warcock Hill, 20 minutes' walk from the pub. It is also a 15-minute drive from the Trafford Centre. The demographics surrounding the pub consists of medium demographics and a strong community spirit.

A pub business with bags of potential

The Grey Man can operate as a community favourite. The introduction of a fantastic drinks-led offer and beer garden will give the pub the potential to appeal to a broader range of consumers. This pub has bags of potential, all we're looking for someone who is community minded that has a real passion for people...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

As a suburban site in a very densely populated area, we expect the Grey Man to be:

- The pub of choice for the wide range of consumers and attract the local community looking for a great space to enjoy drinks in a warm, welcoming atmosphere
- The absolute focal point/hub for the well-established community that surrounds it

OFFER

When refurbished, the Grey Man will offer:

- Wet-led, with a full Heineken UK range, no & low options, great wine, spirits and minerals.
- Possible coffee offering to compliment the food menu
- Live sports, music, pool, darts, quizzes and charity fund raising events

INTERNAL MOODBOARD



EXTERNAL MOODBOARD



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

GAMES ROOM

Works will include:

- Retain existing fixed seating within bay.
- Deep clean faux leather.
- Strip out straight length of fixed seating
- Install new decorative screen
- New pot shelves allow for panelling below dado new lvt floor finish reuse existing furniture (allow to strip + repolish tabletops + reupholster seats) + supplement with new lighting throughout

2

BAR GATHER

Works will include:

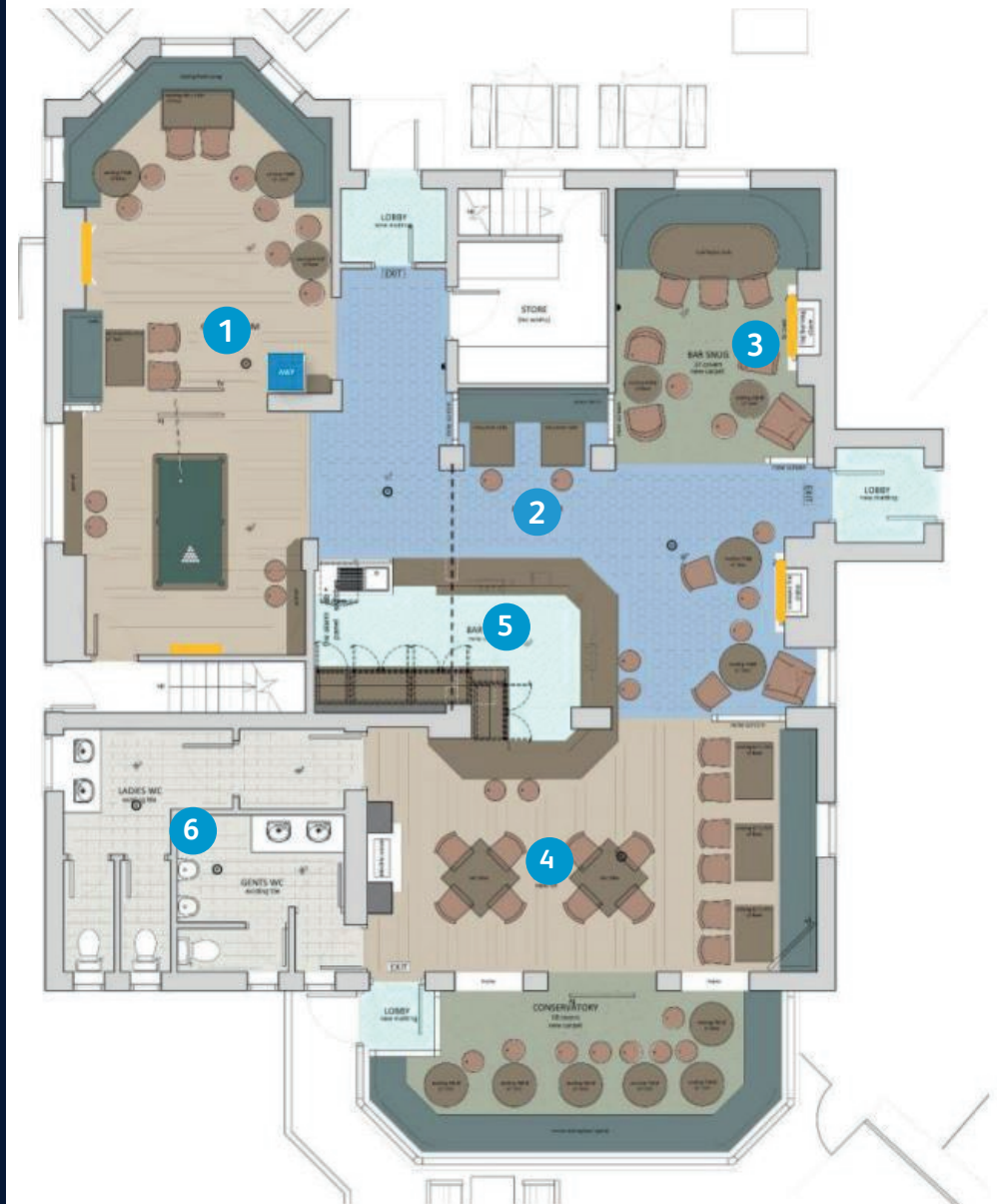
- Create new opening to facilitate alterations to the bar + bar gather area.
- Remove existing pot shelf section.
- Install 2no new decorative screens (critall style) and install new length of poseur height fixed seating.
- New lvt floor finish reuse existing furniture (allow to strip + repolish table tops + reupholster seats) + supplement with new lighting throughout

3

BAR SNUG

Works will include:

- Strip out existing fixed seating and carpet.
- Enhance existing fireplace + install new log burning stove.
- Install new horseshoe shaped feature booth.
- New carpet reuse existing furniture (allow to strip + repolish tabletops + reupholster seats) + supplement with new lighting throughout



FLOOR PLANS & FINISHES

4

BAR

Works will include:

- Alter, extend + recover existing fixed seating form new dummy chimney breast.
- Install stone hearth and timber mantle.
- Install electric stove within new lvt floor finish reuse existing furniture (allow to strip + repolish tabletops + reupholster seats) + supplement with new lighting throughout

5

BAR SERVERY

Works will include:

- Generally retain existing bar front with minor alterations / new section to games room end.
- Structural alterations to link two bars together retain existing bar top, strip + repolish new backfitting new glass wash location including reeded glass privacy screen new safety vinyl flooring

6

TOILETS

Works will include:

- Full deep clean of existing floor + wall tiles.
- New vanity unit to female w.c redecoration of high-level walls and ceiling new light fittings + bric a brac



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- New signage & lighting
- Recover existing fixed seating new carpet reuse existing furniture (allow to strip + repolish tabletops + reupholster seats)
- Supplement with new lighting throughout
- Overhaul existing pergola, repair roof structure + renew roof covering.
- Allow for festoon lighting to underside fell conifers to rear of pergola + check condition of sycamore to end of beer garden / fell.
- Allow for new planters to perimeter of the terrace.
- Renew timber perimeter fence line throughout. Make good damaged areas of grass - topsoil



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**