



The King's Arms, 9 Bolton Road, Silsden, BD20 0JY

About the Opportunity



Why Invest?

Exciting Opportunity: The Kings Arms, Silsden Pub Refurbishment!

Situated in Silsden, Yorkshire, The King's Arms is an iconic stone-built pub on a bustling road in an affluent and growing village. With a mix of high and medium affluence, particularly among mature customers, and a population of 4,333 adults within a 10-minute walk and 6,560 within 20 minutes, this pub is well-positioned to serve the local community.

Elevate Your Investment: Witness the Transformation

We're embarking on a full refurbishment, updating the bar, walls, and furniture, and adding new TVs to enhance the customer experience. Our goal is to create a dependable, quality-driven establishment that locals can count on for a consistent, enjoyable visit. With a focus on traditional community values, a broad selection of drinks, and a calendar filled with events from sports screenings to live entertainment, the refurbished pub is set to become a go-to destination for Silsden's residents.

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Target Customers

Refined Patrons:

- The King's Arms will attract an affluent, mature clientele, offering an elegant atmosphere for relaxed, upscale leisure. With premium offerings and a comfortable setting, it provides a welcoming space for socialising and unwinding.

Dynamic Enthusiasts:

- The pub will draw in patrons seeking sports and entertainment, creating a lively atmosphere. Whether catching a game on the big screen or enjoying live performances, visitors will find a vibrant and engaging experience.

Trusted Locals:

- The King's Arms will become a reliable gathering spot for the community. Reflecting local values, it will offer a familiar and welcoming place for socialising, ensuring that every visit feels comfortable.

Serenity Seekers:

- The pub offers a chance for patrons to enjoy a peaceful and authentic experience, celebrating Silsden's local character. Visitors can expect a warm and inviting atmosphere, ideal for making genuine connections.

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The Offer

Drinks:

- Enjoy a wide range of beverages at The King's Arms, featuring popular lagers like Fosters and premium options like Neck Oil, as well as traditional cask ales. Our selection is designed to appeal to a broad audience, with Inch's as our main draught cider.

Coffee:

- Start your day with a quality cup of coffee from our straightforward selection. We focus on simplicity and quality to ensure a good beginning to your day.

Events:

- The King's Arms will offer entertainment during special occasions to enhance your pub experience. While not the focus, these events will help extend visits, particularly during quieter times, with offerings like pub quizzes.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Incorporation of Bric-a-brac design elements
- New darts position to be installed
- Redecoration of all painted surfaces
- Bar countertops to be stripped, stained and repolished
- All bar shelving to be repaired
- Addition of one till position

2 Ladies & Gents Toilets

Ladies:

- Allow for new decorations to previously painted surfaces
- New toilet goods including hand dryer
- Retain existing floor tiling and mirror

Gents:

- Allow for new decorations to previously painted surfaces
- New toilet goods including hand dryer
- Retain existing floor tiling and mirror



External Refurbishment



Signage and external works:

- New signage and lighting scheme.
- New hanging baskets with irrigation system.
- Refurbishment and addition of exterior furniture.
- Handwritten signs to be included on completion.
- Complete de-weeding in front.
- Grass to be cut in the garden area.



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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.

 08085 94 95 96

 www.starpubs.co.uk

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