



● The Duke, Burbage, 123 St Johns Road, Buxton SK17 6UR ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Duke, Burbage Pub Refurbishment!

We're making a significant investment to bring The Duke Burbage back to life, transforming it into a welcoming, high-quality local pub at the heart of the community. With a full refurbishment—including new furniture, a revamped bar, an upgraded kitchen, and fresh décor—this pub will be ready to serve superb home-cooked food and a great drinks selection. Outside, a refreshed beer garden, new signage, and seating areas will enhance the experience for both locals and visitors.

Elevate Your Investment: Witness the Transformation

Situated in a well-established residential area, just steps from a busy year-round campsite and minutes from Buxton town centre, The Duke Burbage has no direct competition nearby. This is an exciting opportunity for an experienced operator with a passion for food and community engagement. If you're ready to take on a pub with strong local appeal, a steady flow of passing trade, and the backing of a major investment, this could be the perfect fit for you.

About the Opportunity



Target Customers

Local Community & Regulars:

- Residents from the surrounding mature and affluent neighborhood will see The Duke Burbage as their go-to spot for quality food, drinks, and social events. With live sports, quizzes, and entertainment, it will be a hub for friends and families to gather.

Tourists & Walkers:

- Located in the heart of the Peak District, the pub will attract hikers, nature lovers, and visitors exploring the nearby Roman baths and scenic trails. A welcoming atmosphere and hearty, home-cooked meals will make it a must-stop spot for refueling.

Caravan & Camping Visitors:

- With a large, year-round campsite right next door, the pub will be a convenient and appealing choice for campers looking for a comfortable meal and a relaxed drink.

Passing Trade & Day-Trippers:

- Situated just a short drive from Manchester, Derby, and Sheffield, The Duke Burbage will draw in day-trippers seeking a traditional countryside pub experience. A strong food and drink offering will make it a standout choice for those exploring Buxton and the surrounding area.

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The Offer

Drinks:

- The Duke will offer a wide range of drinks, including premium lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, from regulars enjoying beers to visitors seeking a more premium experience, ensuring the pub appeals to a broad audience.

Food:

- A traditional menu of classic pub favourites will complement the drinks selection.

Coffee:

- Quality coffee can be offered, attracting to daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will offer live sports, live entertainment, quizzes, fund raising events and themed gatherings.

Internal Mood Board



INTERNAL

External Mood Board



EXTERNAL

Rendered Floor Plan



Floor Plans & Finishes

1 Trade Area:

- Full internal decs.
- New flooring throughout the trading area and entrance matting.
- Remove wine display and replace with T&G boarding.
- Reupholster fixed seating.
- Refurbish or replace loose furniture.
- Repairs to the altro flooring behind the bar.
- Sand and stain bar front / bar back and provide a new upper back bar fitting.
- New curtains and blinds.
- New light fittings.
- New bric-a-brac

2 Toilet:

- Retain & clean flooring in both toilets.
- Repairs to ceiling where required.
- New urinal pods in the gents toilets.
- New vanity unit, wash hand basins and tiling in ladies toilet.
- New entrance doors & hand dryers in both toilet.



Floor Plans & Finishes

3 Kitchen:

- Full replacement of the existing kitchen in line with the approved kitchen template.

4 Domestic Accommodation:

- Repairs and decorations where required.

5 General:

- Ensure property is compliant for electrical, gas, emergency lighting and fire alarm systems.
- Undertake the standard sustainability works to the property to achieve an EPC rating of “C”.



External Refurbishment



Signage and external works:

- External repairs where required to windows, walls, and car park.
- New signage and lighting.
- External decorations.
- New millboard decking to the external seating area.
- New balustrade fencing.
- New artificial grass to beer garden.
- New benches & chairs.
- New planters.





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

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