



Three Tuns, 133 High Street, Honiton, EX14 1HR

About the Opportunity



Why Invest?

Exciting Investment: The Three Tuns Pub Refurbishment Opportunity!

We're investing in a complete refurbishment of the Three Tuns, located in the heart of Honiton High Street. This market town, with a population of nearly 12,000, draws tourists and locals alike, especially in the spring and summer. The Three Tuns will feature four distinct zones; a bar area, restaurant area, games area and an outdoor seating area. Inside, there will be 40 dining covers, 32 drinking covers, and 72 external covers.

Elevate Your Investment: Witness the Transformation

The Three Tuns will be equipped to cater to a diverse crowd throughout the day - from shoppers and older patrons enjoying coffee and cake, to tourists, workers, and younger visitors in the evenings. Ideal for an outgoing operator who can connect with both locals and visitors, the pub will offer a mix of classic pub food, barista-style coffee, a full range of beers, ciders, premium spirits, and soft drinks. Live events, theme nights, and special promotions will keep the venue lively year-round. The private accommodation includes a four-bedroom flat with a kitchen, living room, and bathroom. If you're passionate about delivering great hospitality, we want to hear from you.

About the Opportunity



Target Customers

When refurbished, The Three Tuns will appeal to:

Local Residents:

- Local residents, including families and older adults, will enjoy the welcoming atmosphere for coffee, cake, and classic pub meals. The revamped pub will be a go-to spot for everyday socialising and dining.

Workers and Shoppers:

- Local workers and shoppers will appreciate the convenient location for lunch breaks, after-work drinks, and quick bites. The varied menu and premium drinks selection cater to those looking for a quality yet quick dining experience.

Tourists Exploring the Area:

- Tourists visiting the nearby Jurassic Coast, South West Coast Path, and Black Down Hills will find the Three Tuns an ideal place to relax and refuel. The pub's location in Honiton High Street makes it a convenient stop for refreshments and meals during their adventures.

Young Adults and the Evening Crowd:

- Young adults and the evening crowd will be drawn by the lively atmosphere, theme nights, and live events.

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The Offer

When refurbished, The Three Tuns will offer:

Drinks:

- Wide-ranging selection of beverages, including beers and ciders with a premium spirits and soft drinks offer.

Food:

- A great pub menu with classic dishes and daily specials.

Coffee:

- Barista-style coffee, perfect for any time of the day.

Events:

- Experience live events, theme nights, and special offers throughout the year.

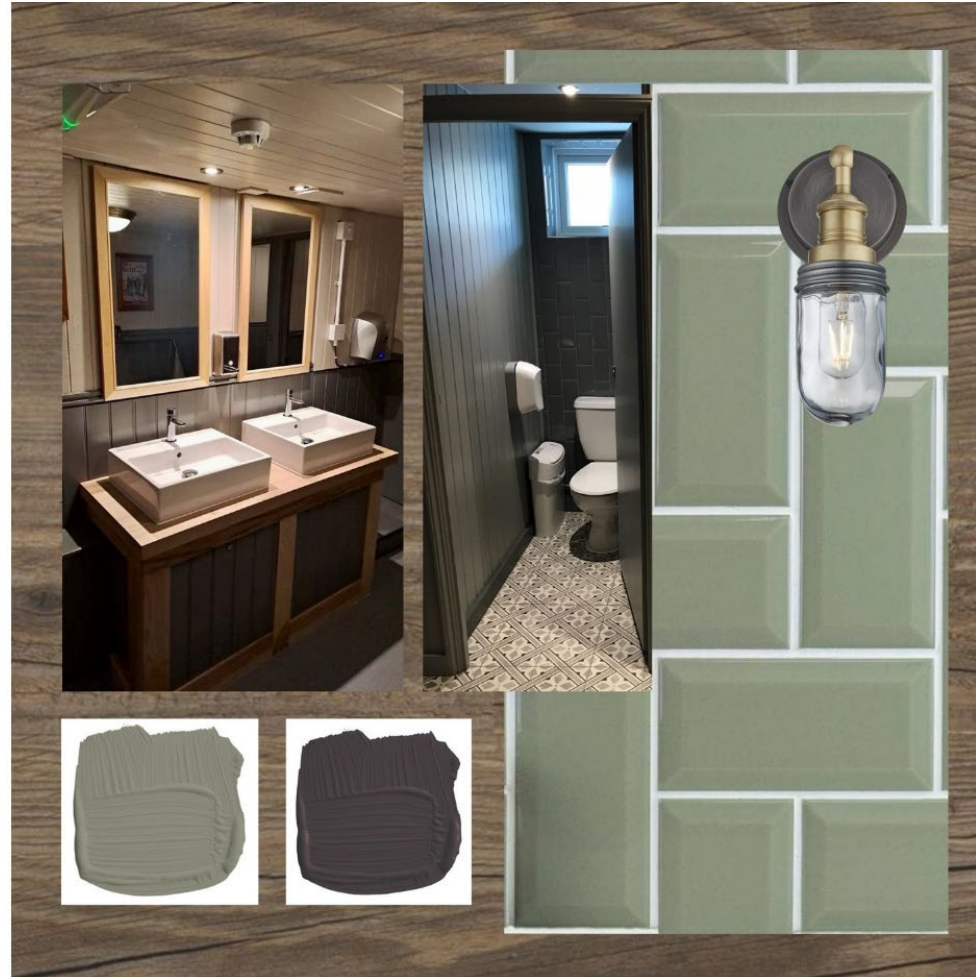
Internal Mood Board



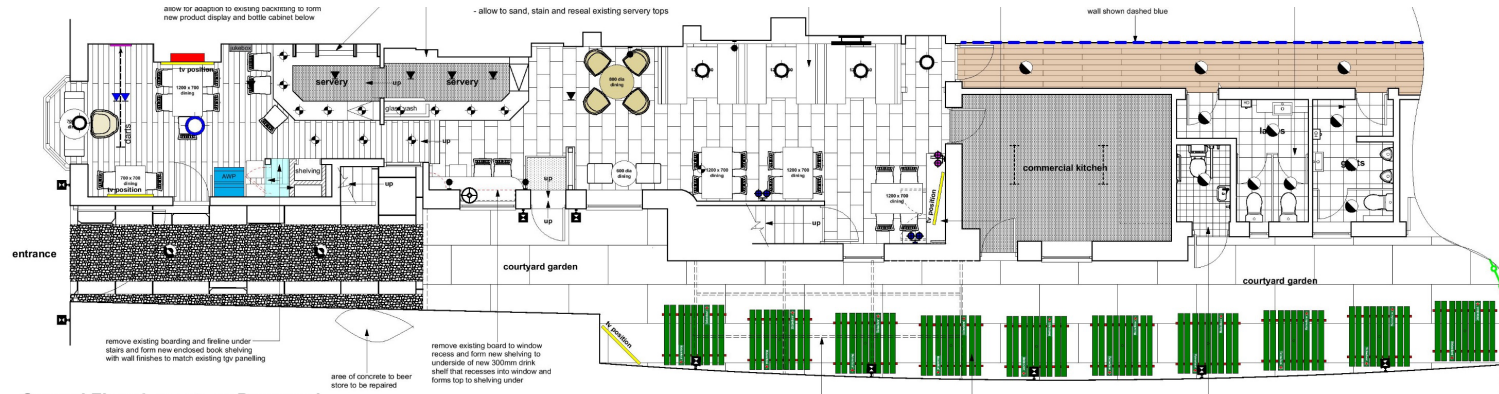
Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Ground Floor Layout: as Proposed
Scale 1:50

Garden Furniture:	
Star First: 'Heineken'	1400 x 1280
12no branded picnic benches	

Gross Internal Floor Area:	200 sq. m
Gross Trade Area inc. Servery & Trade Corridors:	78 sq. m
as above but 'Skittle Alley':	96 sq. m
Toilets inc. Lobbies:	14 sq. m
Trade Area Kitchen:	17 sq. m
Bedroom Areas:	N/A
Trade Area Dining Covers:	40 no
Trade Area Drinking Covers:	7 no
Skittle Alley / Function Room Covers:	26 no
External Covers: (side courtyard)	72 no
Bedrooms:	N/A
Parking Spaces:	N/A

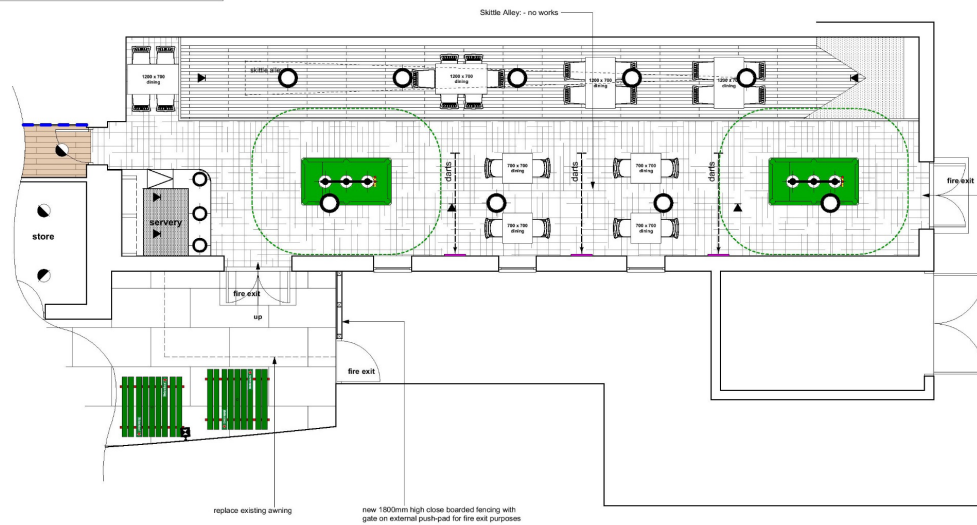
NOTES: (ohh)

Externals:

- Allow for full
- Allow for con (as SR Signs)

Trade Areas:

- Allow to rede
- Allow to incl.
- Allow for inst



Lighting Key:

	pendant lighting
	recessed downlight
	directional spotlight (single or double - detail tbc)
	pool table pendant light
	ceiling bulkhead
	single wall light
	twin wall light
	picture light
	table light
	fluorescent light
	external wall light
	external flush ceiling fitting

Lighting Notes:

- fittings shown in **BLACK** are existing positions and fittings to remain
- fittings shown in **GREEN** are new positions (subject to others)

revision	
A	18
scale	1
date	1
drawn by	1
drawing title	1
project title	
on behalf of	

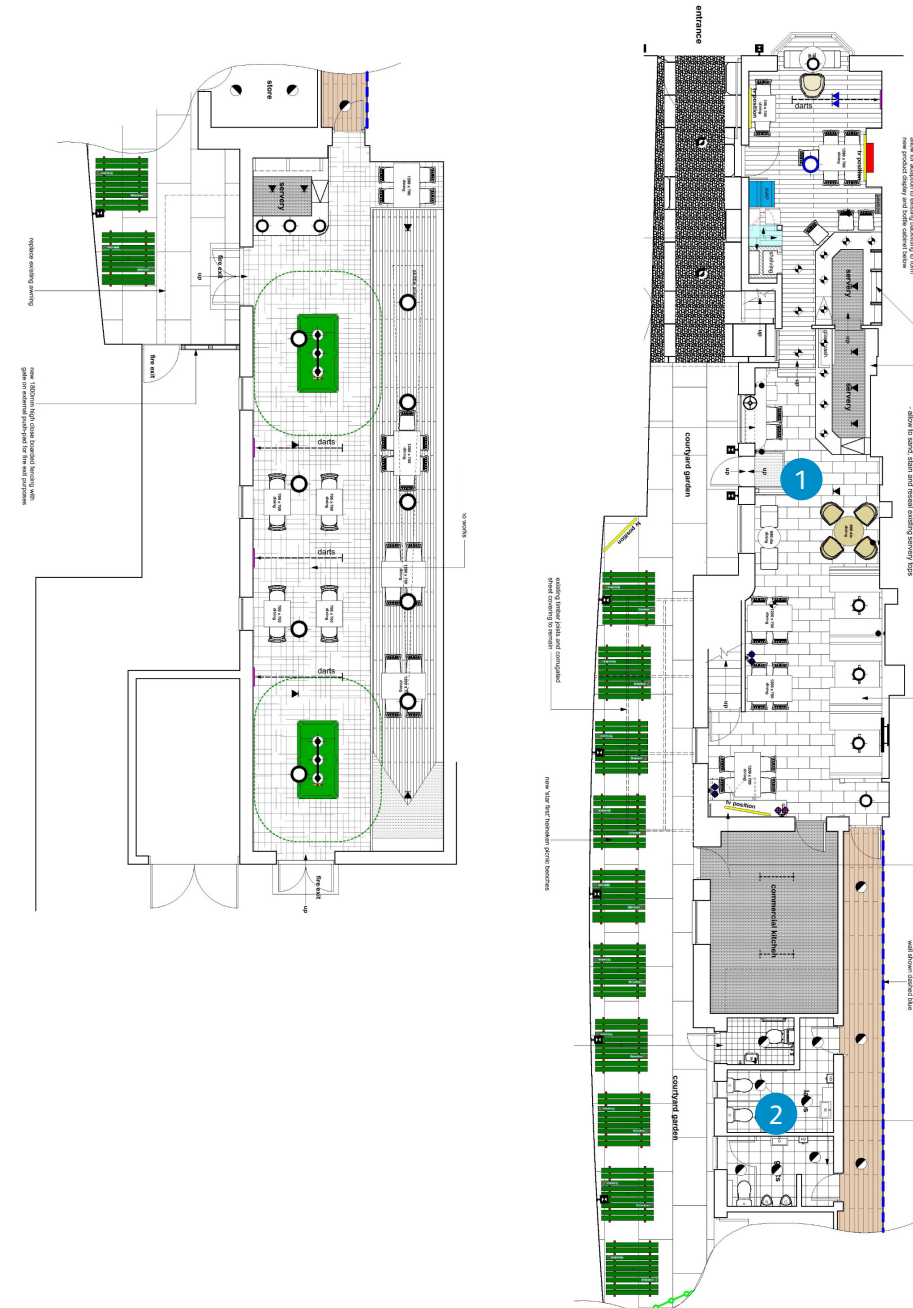
Floor Plans & Finishes

1 Main Bar Area

- Allow for new backfitting and product display behind the bar.
- Addition of new bottle cabinet.
- Isolated shelving to be added to undercounter.
- Refresh existing safety flooring.
- Redecoration of painted surfaces.
- Sand, stain and reseal existing countertops.
- Removal of existing TV and wall light to form new dumb waiter.
- New sign written mural to entire lobby wall.

2 Toilet refurbishment

- Replace all existing sanitaryware throughout.
- New vanity to Ladies' toilets.
- Replace ironmongery to doors throughout.
- Full height metro tiling to walls.
- New tiled floor finish.
- Redecorate throughout.
- New lighting and ventilation.
- New hand dryers, soap dispensers and toilet roll holders.



External Refurbishment



Signage and external works

- New signage and lighting scheme
- Addition of 'Star First' Heineken picnic benches



STAR
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? Call us today.

☎ 08085 94 95 96

Or visit

🖱 www.starpubs.co.uk

● **Three Tuns, 133 High Street, Honiton, EX14 1HR** ●