



● **THREE FIDDLES, 34 WESTGATE, GUISBOROUGH, TS14 6BA** ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic Refurbishment Planned

The Three Fiddles is undergoing a major refurbishment, starting with an internal revamp. The trade areas will be redecorated with new carpets, repolished wood work and new tiles for the WCs. The existing lighting will be cleaned and re-bulbed. Existing fixed seating will be partly recovered and new loose furniture added where necessary.

Externally, the pub will also have a makeover. New external decorations and refurbishment of the existing signage will signal the change, as well as a full overhaul of the walled beer garden in order to maximise custom throughout the year. The refurbishment will have a transformational effect, ensuring patrons have a premium local pub with inviting atmosphere and welcoming vibes.

Tourism Hotspot

The Three Fiddles is an attractive stone built pub on Westgate in Guisborough, a picturesque market town in Redcar & Cleveland. Cobbled on-street parking runs along the road to enable visitors to explore the town. With 18,000 adults within 20 minutes', there's plenty of opportunity for the pub to stand out. There is a busy circuit of pubs within walking distance but a limited number are Premium Locals up to the standard of the Three Fiddles post-refurbishment.

Tap into this pub's potential!

The Three Fiddles has the potential to be the go-to Premium Local. With 82 external covers and 58 covers internally. The wet to dry split is estimated at 80/20 with a net of £7,700 per week from wet sales with Fosters, Carling, John Smiths and cask ale predicted to deliver strongly, alongside great Moretti and Kronenbourg sales.

The great potential of this pub comes from its transformed walled garden, particularly in summer, as well as its full trade area redecoration and overhaul. A great cask range and focus on events calendar will appeal to a positive and ambitious operator who is experienced in the pub trade and knows what it takes to run a great Premium Local.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, The Three Fiddles will appeal to a very broad spectrum of customers, including:

- Local Residents
- Tourists
- Friends & Colleagues

OFFER

When refurbished, The Three Fiddles will offer:

- A quality drinks range including cask ales
- A simple food offer done well at a great price point
- Televised sports and rhythm of the week entertainment

INTERNAL MOODBOARD

LOCALS BAR AREA



Paint bar front & upper back bar in dark colour



Replacement wallpaper



Wallcovering



Recover Existing Seat Bases



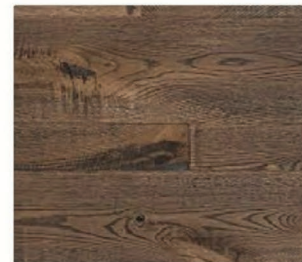
Fabrics



Repolish seat backs



Wall treatment



Strip and stain timber floor

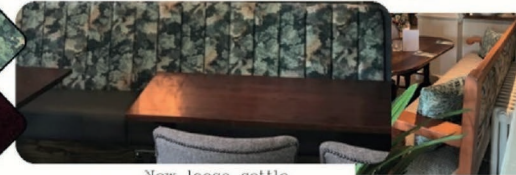
CONSERVATORY



Colour palette



Fabrics



New loose settle



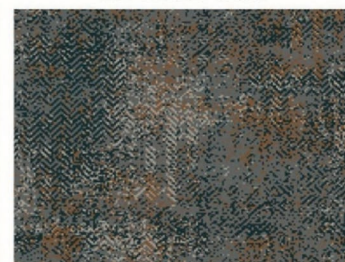
New feature tables



Aged paint finish to Incrusta frieze



Dark painted walls to pool area



New carpet



Clean & polish timber floor

EXTERNAL MOODBOARD

GARDEN ZONE



Hanging festoon lights



Refurbish existing benches



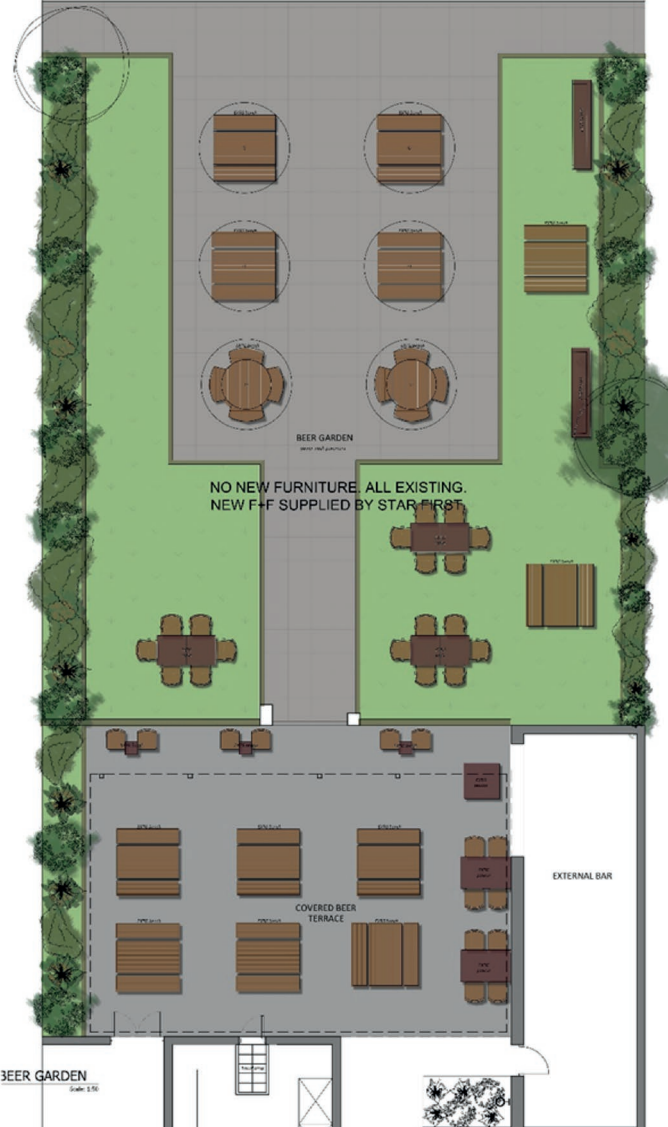
Star First Branded POS



ADDITIONAL MOODBOARD



1 PROPOSED GROUND FLOOR
Scale: 1:50



2 PROPOSED BEER GARDEN
Scale: 1:50

FLOOR PLANS & FINISHES

1

POOL AREA

- Full redecoration
- New carpet
- Clean & polish timber floor

2

LOCALS AREA

- Full redecoration
- Refurbish all furniture
- Refurbish fixed seating seat and polish leather back
- Industrial clean all surfaces
- Clean & polish timber floor

3

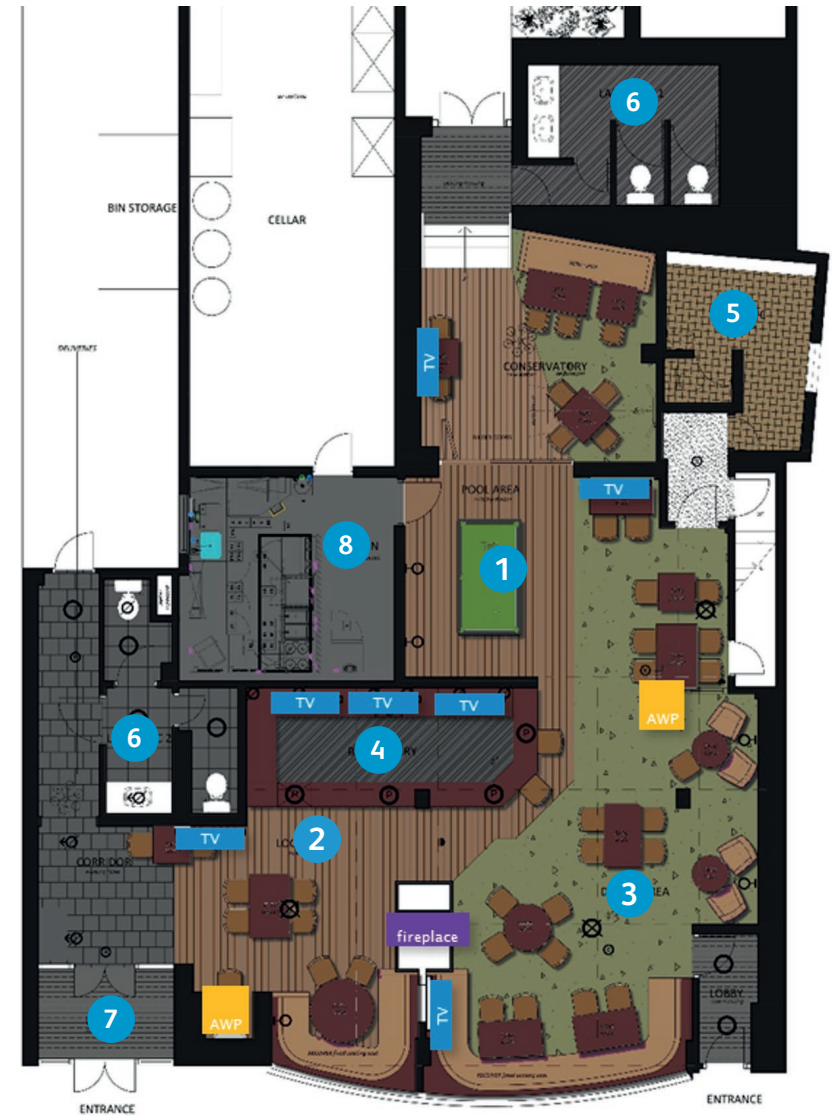
DINING AREA

- New carpet
- Full redecoration
- Polish all timber surfaces
- Refurbish all furniture
- Refurbish fixed seating seat and polish leather back
- Add wallcovering

4

BAR SERVERY

- Clean altro flooring
- Enhance back bar
- Full redecoration



1 PROPOSED GROUND FLOOR
SCALE: 1:50

FLOOR PLANS & FINISHES

5

GENTS WC

- Industrial clean all surfaces
- Redecorate
- Re mastic sanitary ware

6

FEMALS WC 1 & 2

- Industrial clean all surfaces
- Repair all damp walls
- Redecorate
- Deep clean vanity
- Re mastic sanitary ware
- New mirrors

7

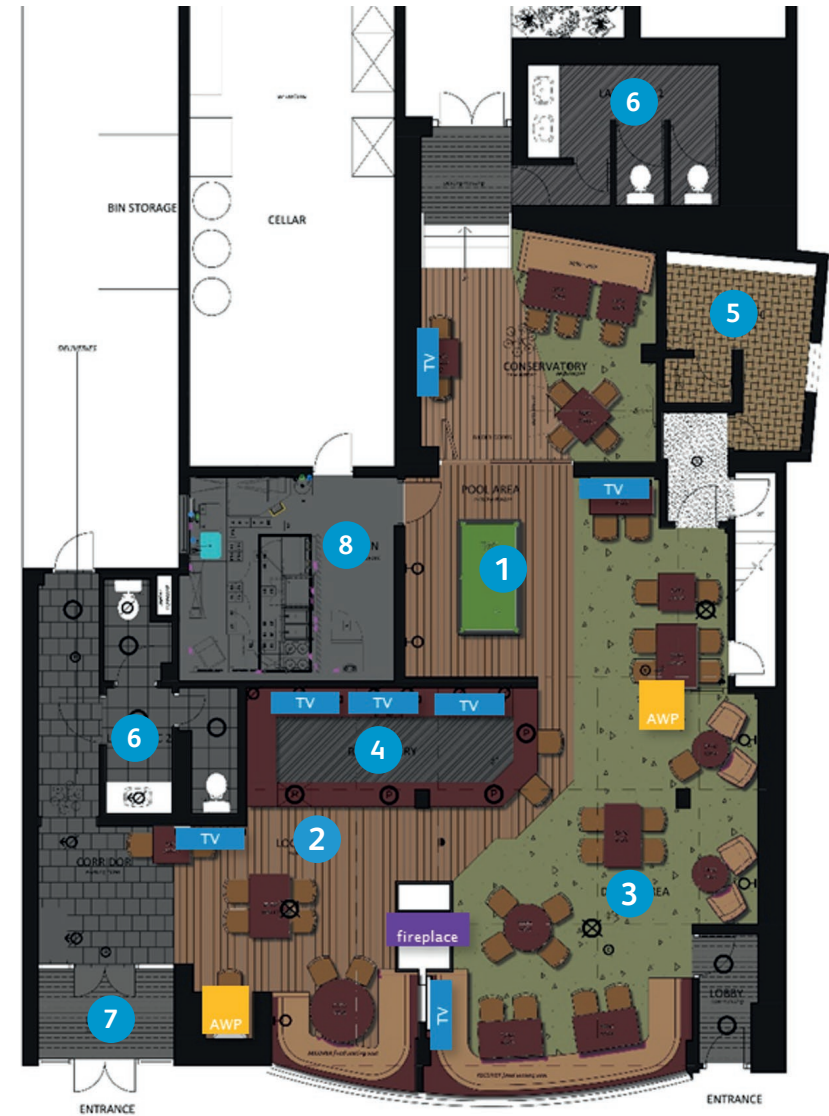
LOBBY

- Redecorate
- New matting

8

BAR SERVERY

- New kitchen layout as Lloyds Catering plan
- Full re decorations
- New altro flooring



1 PROPOSED GROUND FLOOR
SCALE: 1:50

EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Part redecoration to shop front only
- New signwriting & planting to front and rear
- New sign to entrance
- Increase lights to front elevation
- Add glazing bars to 1.no window to shop front elevation
- Deweed all areas

Conservatory:

- New carpet
- Full redecoration
- Industrial clean tile flooring to steps & stonework
- Replace timber floor
- New furniture as shown
- New upholsteries
- Replace wallcovering
- New nosing to steps

Covered beer terrace:

- New F+F supplied by Star First
- Clean existing light fittings

Beer garden:

- New F+F supplied by Star First



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