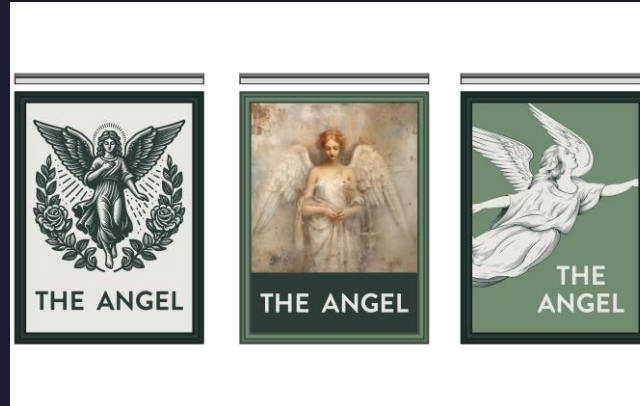




● The Angel, Market Place, York, YO61 3AA ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Angel, Easingwold Pub Refurbishment!

We're investing in this charming pub in the heart of Easingwold, a bustling market town near York. With a full refurbishment inside and out, we're restoring its traditional Yorkshire charm to create a premium yet welcoming space for locals and visitors. The pub will feature a cozy 51-seat dining area, a 36-seat outdoor space, and modern private accommodation with two bedrooms. Our vision is a top-notch local offering a classic Yorkshire pub experience.

Elevate Your Investment: Witness the Transformation

We're looking for an experienced licensee who understands the value of good food and great hospitality. The local area is crying out for a premium pub, and with our investment and your expertise, there's significant potential to establish this as a standout spot in Easingwold. If you're ready to take the reins of a freshly revamped pub with loads of character, we'd love to hear from you.

About the Opportunity



Target Customers

Market Town Regulars:

- Local residents seeking a reliable, high-quality pub for casual meals, drinks, and catch-ups with friends. They'll appreciate the cosy atmosphere, traditional Yorkshire menu, and friendly service.

Evening Sports Fans:

- Younger customers drawn to live sports screenings and a lively social scene. The pub's entertainment offerings and well-stocked bar will make it a popular choice for group gatherings.

Daytime Visitors and Tourists:

- Visitors exploring the market town and nearby attractions who want a warm, welcoming spot for lunch or a coffee break. The pub's traditional charm and central location make it an ideal rest stop.

Food Enthusiasts:

- Those seeking a premium dining experience featuring hearty, traditional Yorkshire food menu. The focus on quality food in a relaxed, stylish setting will appeal to this crowd.

About the Opportunity



The Offer

Drinks:

- The Angel 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:

- The pub will offer a full menu of traditional Yorkshire dishes, celebrating the region's flavors with hearty, locally inspired meals. Designed to appeal to both day-trippers and locals, the menu will provide a high-quality dining experience in a welcoming, traditional setting.

Coffee:

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

Events:

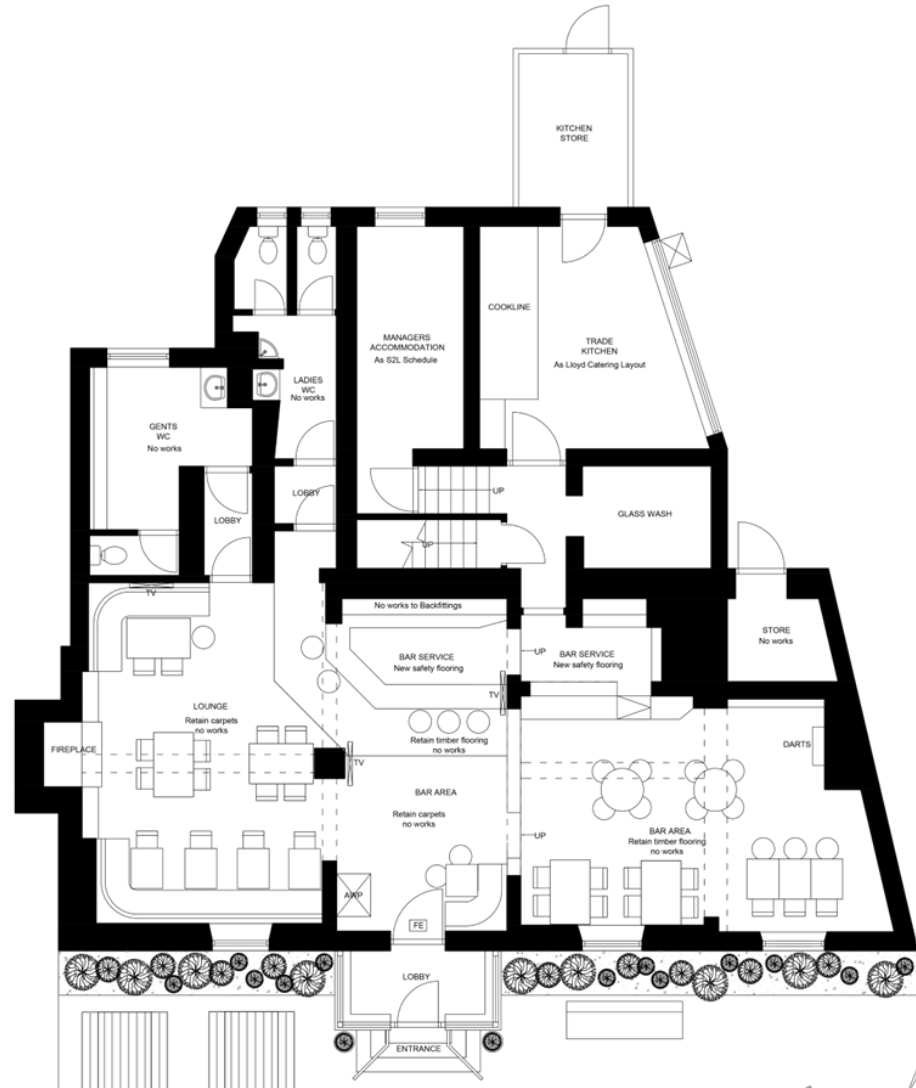
- The pub will offer live sports, entertainment, pub games, and pub quizzes. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board

The Proposed Scheme



Rendered Floor Plan



Floor Plans & Finishes

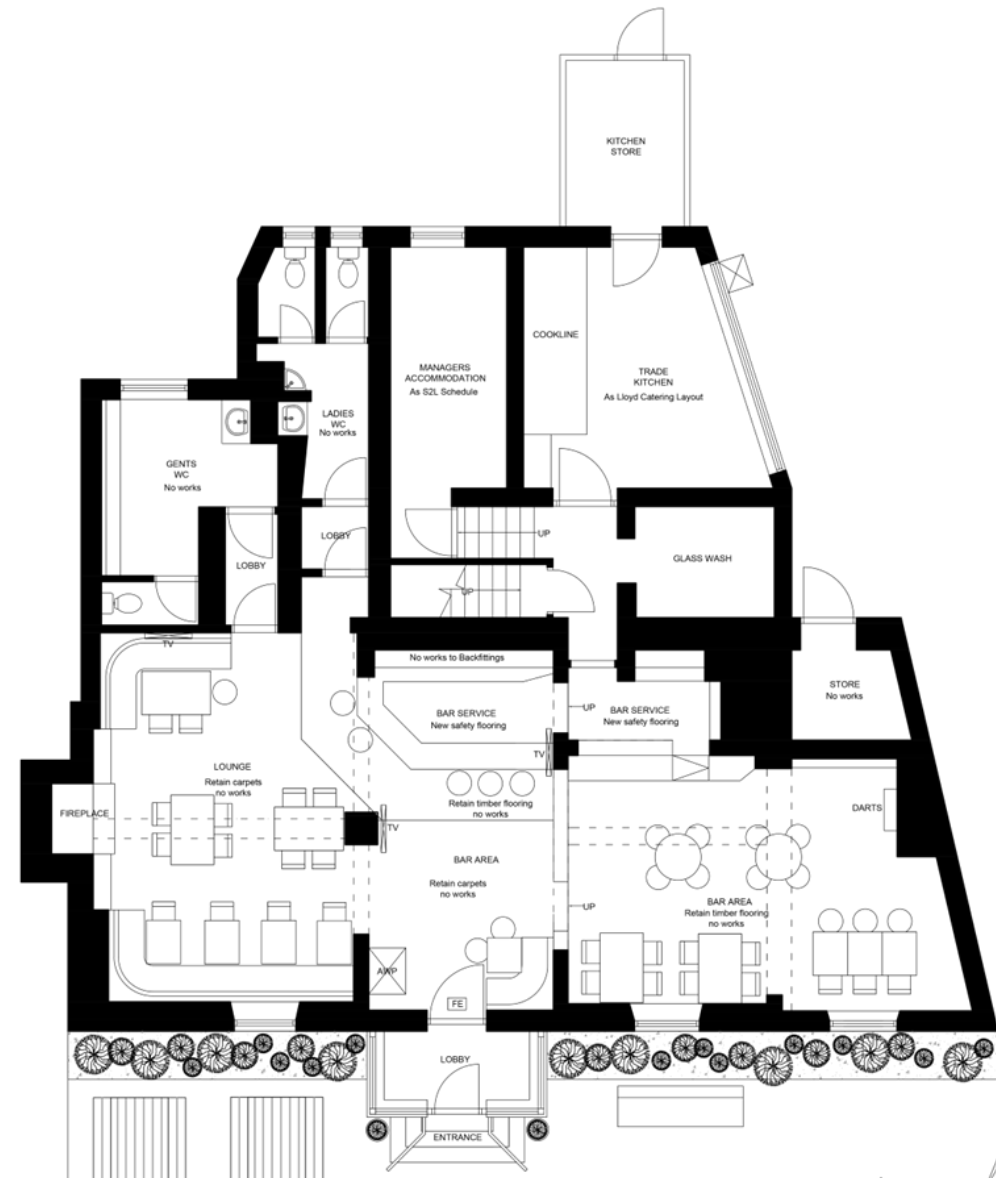
1 General Trade Areas:

Bar Area:

- Full re-decoration.
- Retain timber floors.
- Replace decorative lighting like for like.
- Reupholster fixed seat bases only.
- New blinds.
- Refurbishment of loose furniture.
- Retain darts board and AWP. Same locations.
- Omit pool table for loose furniture.

Lounge:

- Retain carpets and protect.
- New decorations.
- Retain wall panelling.
- Revitalise fireplace and brickwork surround.
- Retain timber floors and protect.
- Replace decorative lighting – like for like.
- Re-upholster fixed seating bases only.



Floor Plans & Finishes

1 General Trade Areas:

Lounge (Continued):

- New binds.
- Refurbishment of loose furniture.

Bar Service:

- Paint counter front only.
- New safety flooring.

Trade Kitchen:

- New catering equipment.
- Retain flooring.
- New decorations.

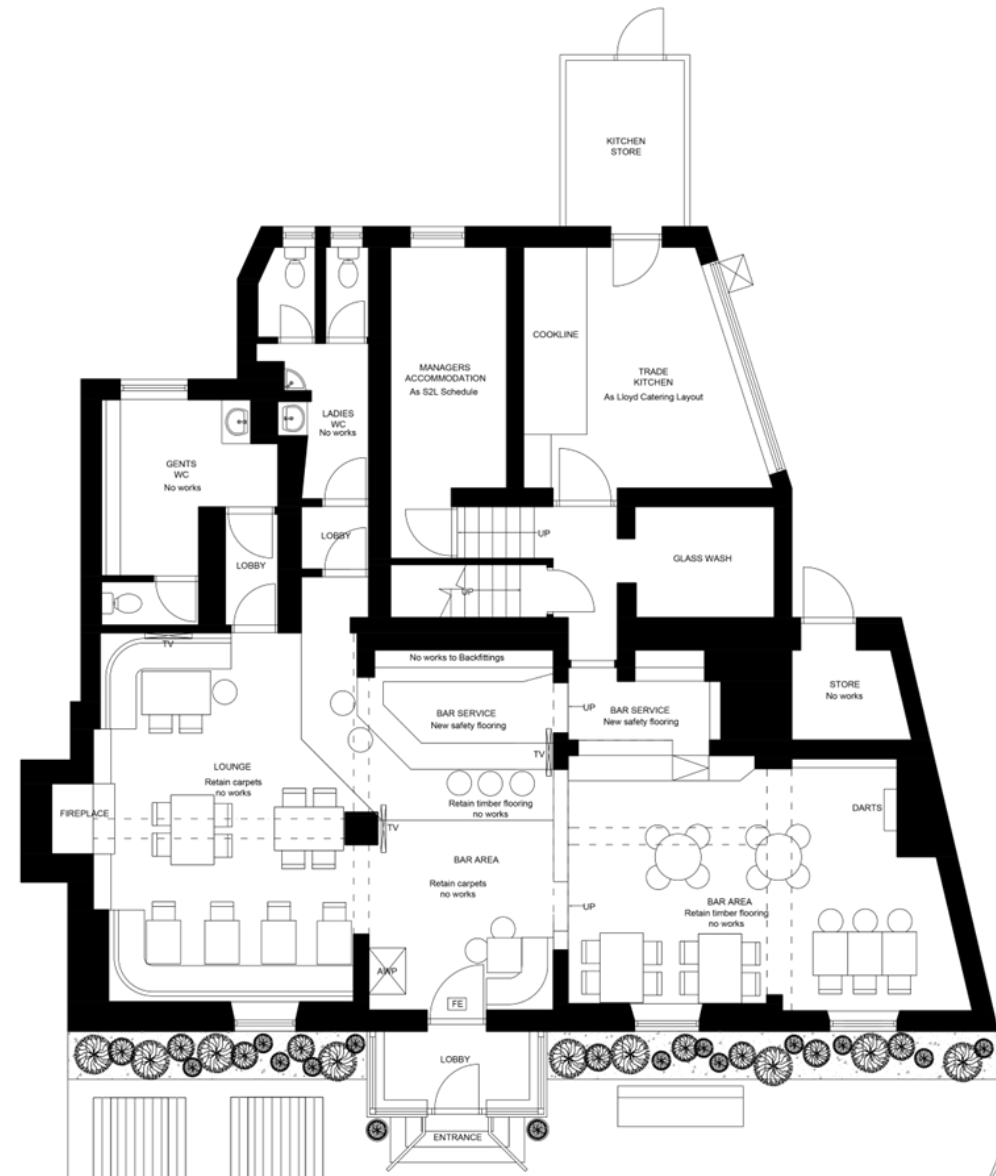
Trade WC's:

- New decorations only.

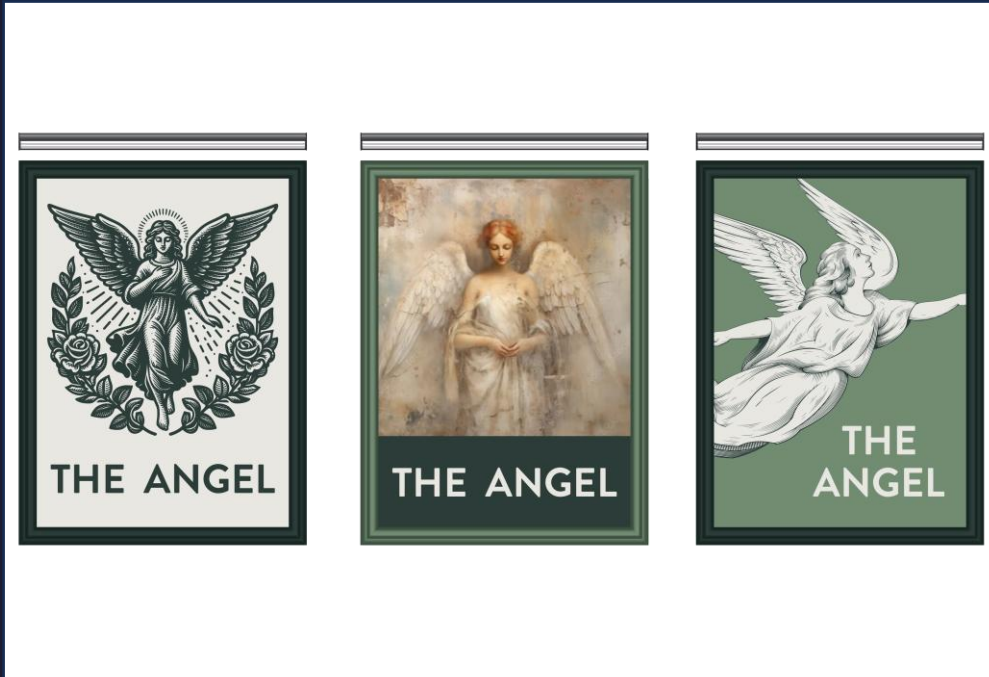
Accommodation:

Managers Flat:

- Full refurbishment.
- New bathroom suite.
- Retain kitchen units.



External Refurbishment



Signage and external works:

- Full re-decoration to front of building.
- New signage & lighting.
- Revitalise retained picnic benches.



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

The Angel, Market Place, York, YO61 3AA