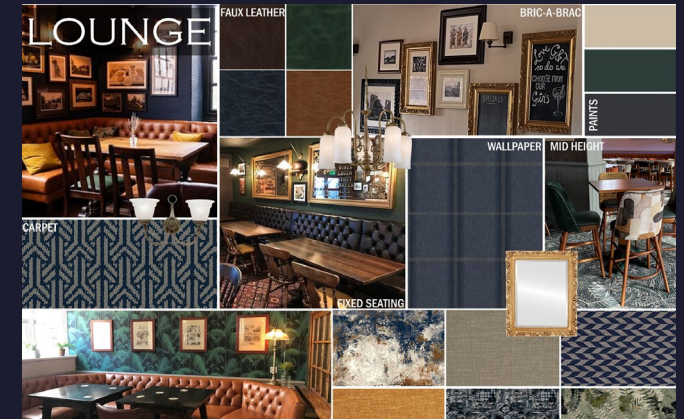
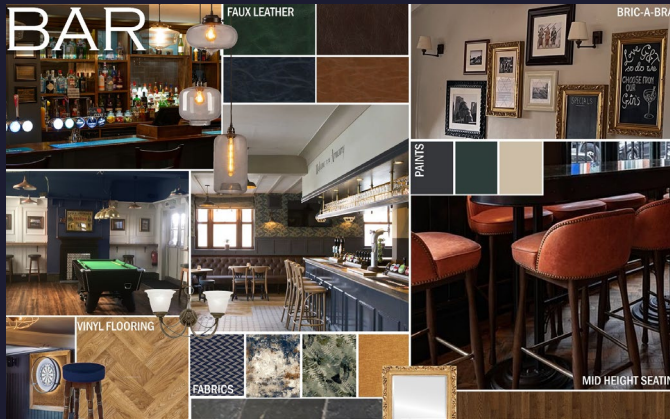




About the Opportunity



Why Invest?

Exciting Opportunity: Roaring Meg, Stoke On Trent Pub Refurbishment!

Situated in Biddulph, just a short drive from Stoke-on-Trent, this pub aims to become the go-to premium local for the whole community. Surrounded by scenic ridges and close-knit hamlets, it has a great base of local customers within a 10-minute walk. After a complete internal and external refurbishment, including fresh decor, signage, and lighting, this pub will stand out from nearby competitors, creating a vibrant, welcoming space.

Elevate Your Investment: Witness the Transformation

With 90 indoor and 102 outdoor covers, this refreshed pub will cater to drinkers, diners, families, and social groups alike. Offering a range of quality lagers, ciders, wines, and pub classics alongside entertainment options like music, quizzes, and live sports, it's set to become a central hub. An experienced community-focused licensee or couple with food expertise would be ideal to bring this space to life and foster a strong connection with Biddulph's residents.

About the Opportunity



Target Customers

Local Residents:

- Adults from the surrounding area, especially those over 45, seeking a high-quality community pub experience. They'll appreciate a comfortable and welcoming spot for regular drinks and socialising.

Family Diners:

- Families looking for a relaxed dining experience with classic pub food in a family-friendly environment. The spacious seating indoors and out will make it a go-to spot for meals together.

Social Groups:

- Community members drawn to the pub's lively events, including music, quizzes, and bingo. This hub of activity will appeal to those looking for a vibrant social scene close to home.

Sports Enthusiasts:

- Local sports fans keen to catch the latest matches in a lively setting with quality food and drinks. With Sky and TNT broadcasts, it's the perfect place to enjoy a game with friends.

About the Opportunity



The Offer

Drinks:

- The pub 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 ensures the pub appeals to a broad audience.

Food:

- Offer a great selection of pub classics to complement the pub's offering, providing crowd-pleasing options for all guests to enjoy.

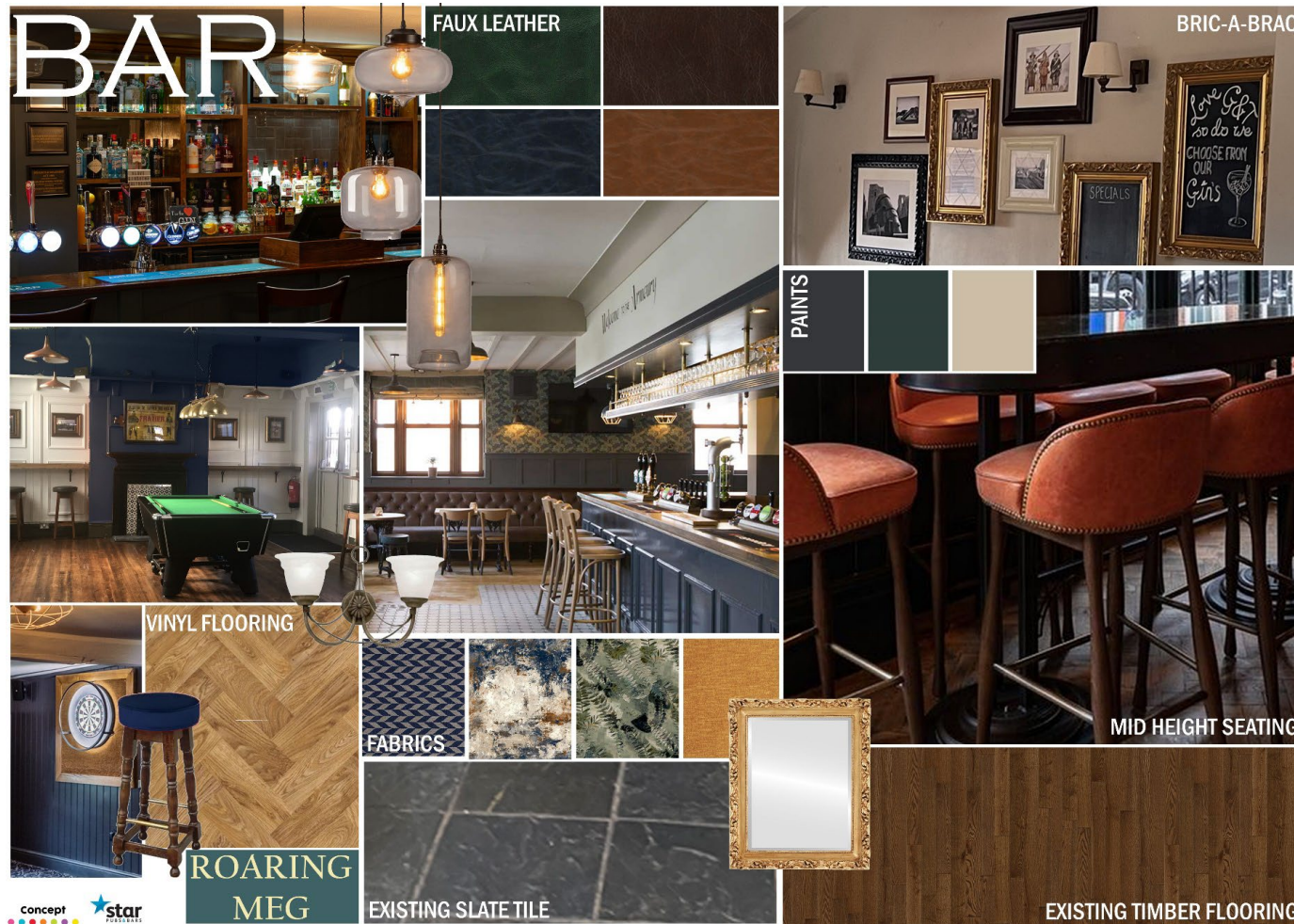
Coffee:

- A quality coffee selection will be available, catering to those looking for a warm, non-alcoholic drink.

Events:

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

Internal Mood Board



Internal Mood Board



External Mood Board



ROARING
MEG



EXTERNALS

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- New windows on the first floor for enhanced light and energy efficiency.
- Fresh carpeting throughout to modernise the look and feel.
- Timber flooring retained for a warm, authentic atmosphere.
- Modern lighting fixtures for better ambiance.
- New drinks shelf for added convenience and display.
- Two new darts boards and TV installations to enhance the sports area experience.
- Reupholstered seating for improved comfort and style.
- Stylish wallpaper and new bar tiling to elevate interior aesthetics.
- Loose furniture additions for a refreshed and versatile layout.

2 Ladies & Gents Toilets:

- Redecorations throughout.
- Replacement of vanity top in ladies.
- Addition of painted panelling in ladies.
- Tiling refurbishment in gents.
- Addition of new radiator in gents.



External Refurbishment



Signage and external works:

- Brand-new picnic benches for comfortable outdoor seating.
- Attractive new planters to enhance outdoor ambiance.
- Modern signage scheme for a refreshed exterior look.
- Enhanced external lighting for added appeal and safety.
- Cleaned and refreshed fascia boards for a polished finish.



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 Roaring Meg, Pennine Way, Stoke On Trent, ST8 7EA ●