



About the Opportunity



Why Invest?

Exciting Opportunity: The Fox & Hounds Pub Refurbishment!

We're investing in this pub in the heart of Walkeringham. Situated in a charming village near Gainsborough, this is the only pub in the area, serving a community of over 1,000 residents, mostly adults over 45. With no direct competition, you'll have a reliable customer base, including locals and visitors from nearby caravan sites and the marina on the River Trent. The pub will feature a traditional yet fresh interior, complete with a new kitchen, dining area, and lounge, making it the perfect spot for a meal, a pint, or a cosy evening by the fire.

Elevate Your Investment: Witness the Transformation

We're looking for a committed licensee, best suited for a couple, to run this premium village pub. You'll be at the centre of village life, offering a warm, welcoming atmosphere with classic pub food, a great drink selection, and occasional events like pub quizzes and darts nights. With 69 covers, a brand-new kitchen, and a spacious flat upstairs, this is a unique opportunity to establish a true local gem.

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Target Customers

Local Residents:

- The primary audience, mainly adults over 45 from the village, who will frequent the pub for a pint, a meal, and socialising with friends in a cosy, familiar setting.

Visitors from Nearby Caravan Sites:

- People visiting the nearby marina on the River Trent, who may drop in for a drink or a meal after a day out, enjoying the pub's relaxed environment and scenic village location.

Surrounding Villagers:

- Residents from nearby villages seeking a high-quality, traditional pub experience, offering great food and a friendly atmosphere that's worth the short journey.

Marina Visitors:

- People visiting the nearby marina on the River Trent, who may drop in for a drink or a meal after a day out, enjoying the pub's relaxed environment and scenic village location.

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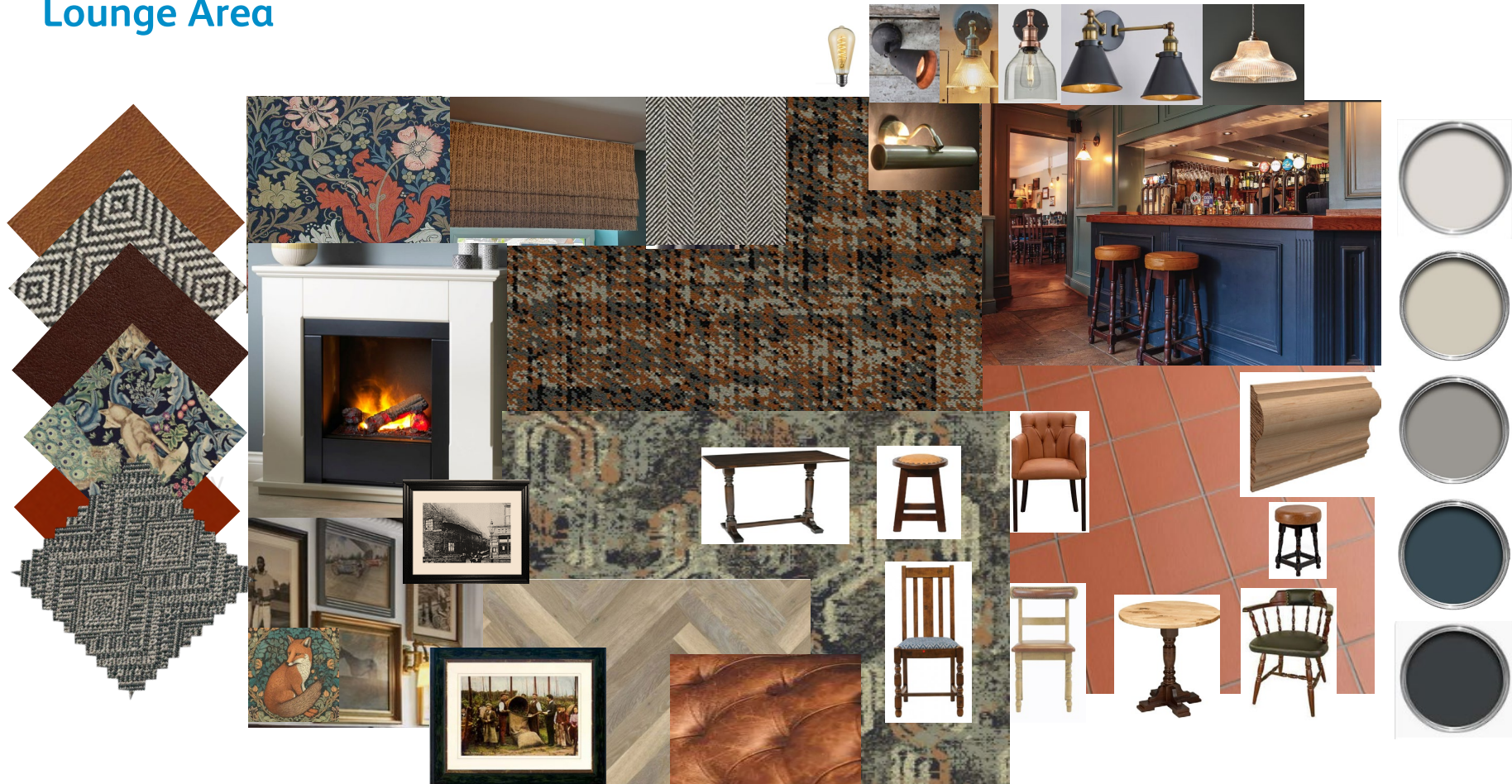


Offer

- A great premium drinks selection including beers, ciders, including no & low options alongside quality wines, spirits and soft drinks options.
- A traditional pub offering, a good mixture of home-cooked and home-made pub classics.
- Great coffee to entice customers throughout the day. Complimented with some baked goods.
- Occasional events like a pub quiz or a darts and dominoes night could be a big hit with the locals.

Internal Mood Board

Lounge Area



Internal Mood Board

Tap Room



Internal Mood Board

Ladies Toilets



Rendered Floor Plan



Floor Plans & Finishes

1 Bar Servery & Tap Room:

- Upgraded bar servery.
- Retain stained glass overbar feature.
- Strip & polish bar & backfitting tops.
- Paint Bar front in Lounge and retain brick in Tap Room.
- Retain existing till from backfitting.
- Relocate pool table & light into rear room and create new Tap Room/Bar.
- New kardean flooring.
- Replace existing fixed seating with high seated area.
- Redecorate room including ceiling beams.
- Introduce AWP and darts with halo lit darts board
- Change all light fittings & lamps to LED New Blinds.
- New local and sports themed bric-a-brac design elements.



Floor Plans & Finishes

2 Lounge Area:

- Replace the carpet with new Karndean flooring in high-traffic areas.
- Create a new opening from the kitchen into the lounge bar.
- Reduce and reupholster fixed seating for a refreshed look.
- Refurbish existing furniture and add a few new pieces to fit the updated layout.
- Install a new Optymist fireplace with a surround on the chimney breast and relocate the radiator.
- Redecorate with new light fittings, curtains, and blinds.
- Install new TV positions and a dado rail to enhance the walls.
- Tidy up cabling, and ensure all lights are fitted with LED lamps.



Floor Plans & Finishes

3 Kitchen:

- Relocate domestic kitchen to first floor accommodation.
- Form new fully electric catering kitchen to ground floor.

4 Ladies & Gents Toilets:

- Upgrades to boiler and plumbing system.
- Retain Wall Tiles and WC pans- new toilet seats.
- Cladded high level cistern.
- Form new vanity unit.
- New Timber effect safety floor to ladies'.
- Repaint existing gents' flooring.



External Refurbishment



Signage and external works

- Renew paint work where necessary.
- Retain existing signage.



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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

● Fox & Hounds, Stockwith Rd, Walkeringham, DN10 4JD ●