



The Boathouse, Mill Lane, Wigan, WN6 9DA

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Boathouse Pub Refurbishment Underway!

Situated in the picturesque Appley Bridge, overlooking the scenic Leeds Liverpool Canal with a captivating view of Beacon Fell, the Boathouse is poised to be our newest Just Add Talent (JAT) venture. Nestled amidst the serene countryside, this area boasts a rich history, once renowned for its clay pits supplying the esteemed Wigan Brick company. Today, it thrives with a blend of affluent villages like Roby Mill and vibrant towns like Shevington, all connected by the tranquil Leeds Liverpool Canal.

Elevate Your Investment: Witness the Transformation

With 4,702 residents within a 20-minute stroll, including 3,815 adults, the Boathouse commands a prime position in this affluent community. Surrounded by only three competitors, it enjoys proximity to key landmarks like the M6 Motorway and popular attractions such as Parbold Hill. Following our comprehensive refurbishment, featuring a permanent roof over the patio and a revamped kitchen, the Boathouse is primed to become the premier destination for locals and canal-side wanderers alike.

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Target Customers

When refurbished, the Boathouse will appeal to:

Local Community Connoisseurs:

- Drawing in affluent locals from Appley Bridge and neighbouring villages, the Boathouse Pub offers a social haven with quality dining and community vibes.

Canal-side Wanderers and Outdoor Enthusiasts:

- Calling out to walkers along the Leeds Liverpool Canal, the Boathouse provides a scenic pitstop with its covered outdoor area and hearty refreshments.

Entertainment Seekers and Sports Enthusiasts:

- A hub for sports fans and entertainment seekers, the Boathouse boasts live sports, traditional pub games, and a vibrant atmosphere for cheering on teams.

Aspiring Entrepreneurs and Hospitality Enthusiasts:

- Ideal for both first-timers and seasoned operators, the Boathouse presents a turnkey opportunity with its Plug & Play setup and premium food offerings under the Just Add Talent programme.

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The Offer

When refurbished, the Boathouse will offer:

Drinks:

- Savour a superb range of premium beers, cask ales, and an enticing selection of spirits. Plus, discover refreshing non-alcoholic alternatives for those seeking something different.

Food:

- Treat yourself to delightful pub classics and weekly specials that give a delicious twist to traditional favourites.

Coffee:

- Kickstart your day with a comforting cup from our straightforward and satisfying coffee selection. The specific offerings will be tailored by the operator for a personalised touch.

Events:

- More than just a pub, the Boathouse is a venue for unforgettable occasions. Consider hosting your next celebration or gathering with us. From weekly quizzes to monthly acoustic sessions, our space is perfect for creating lasting memories.

Internal Mood Board

NEW WALLPAPER OVER EXISTING



NEW DARTS AREA



ONE NEW HIGH TABLE WITH STOOLS



STAR FIRST BRANDING PARASOLS



STAR FIRST BRANDING BARREL TABLES WITH STOOLS



ADDITIONAL LOOSE FURNITURE TO MATCH EXISTING



REUPHOLSTER BACK TO ONE SECTION OF FIXED SEATING

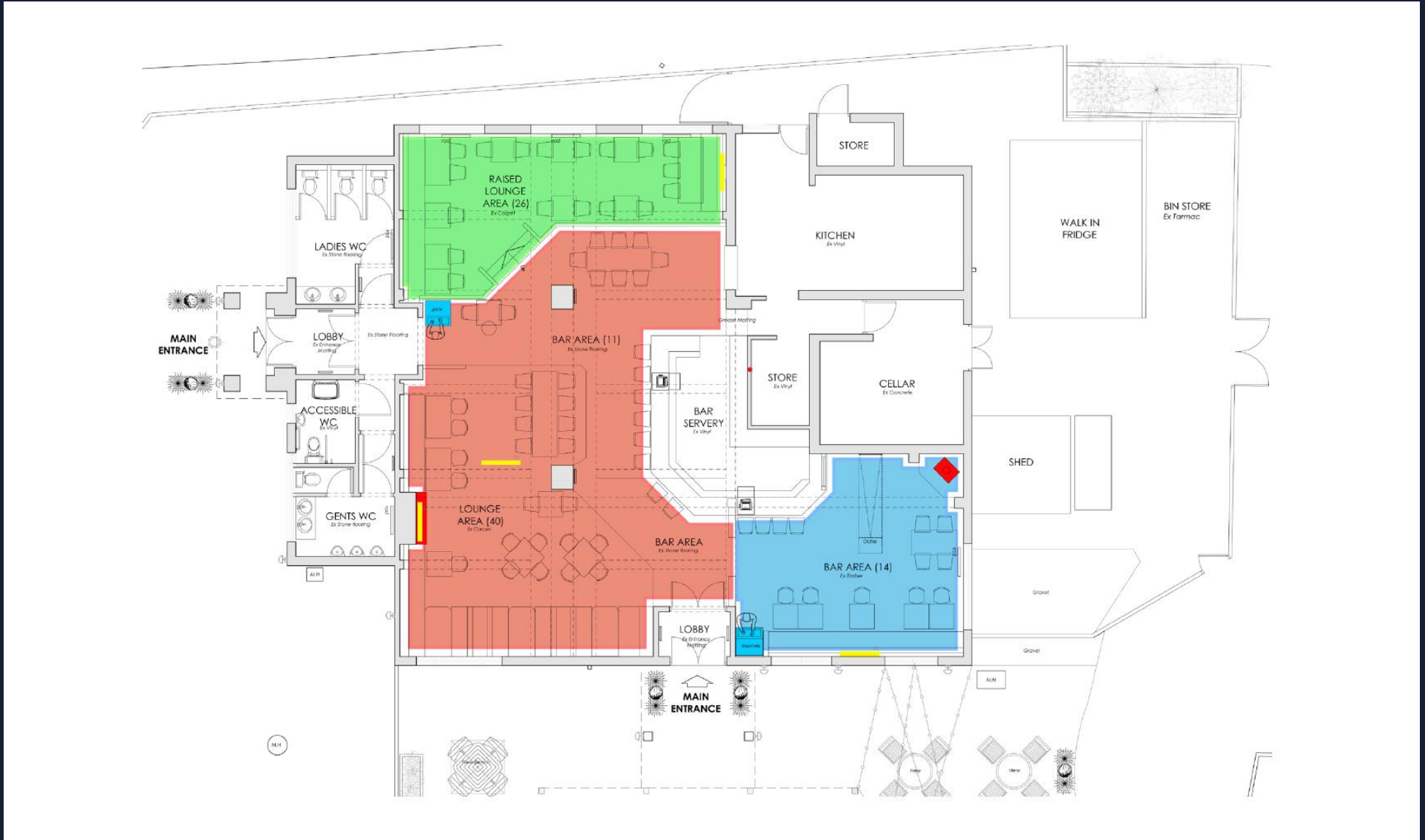


STAR FIRST BRANDING BENCHES



STAR FIRST BRANDING PLANTERS

Rendered Floor Plan



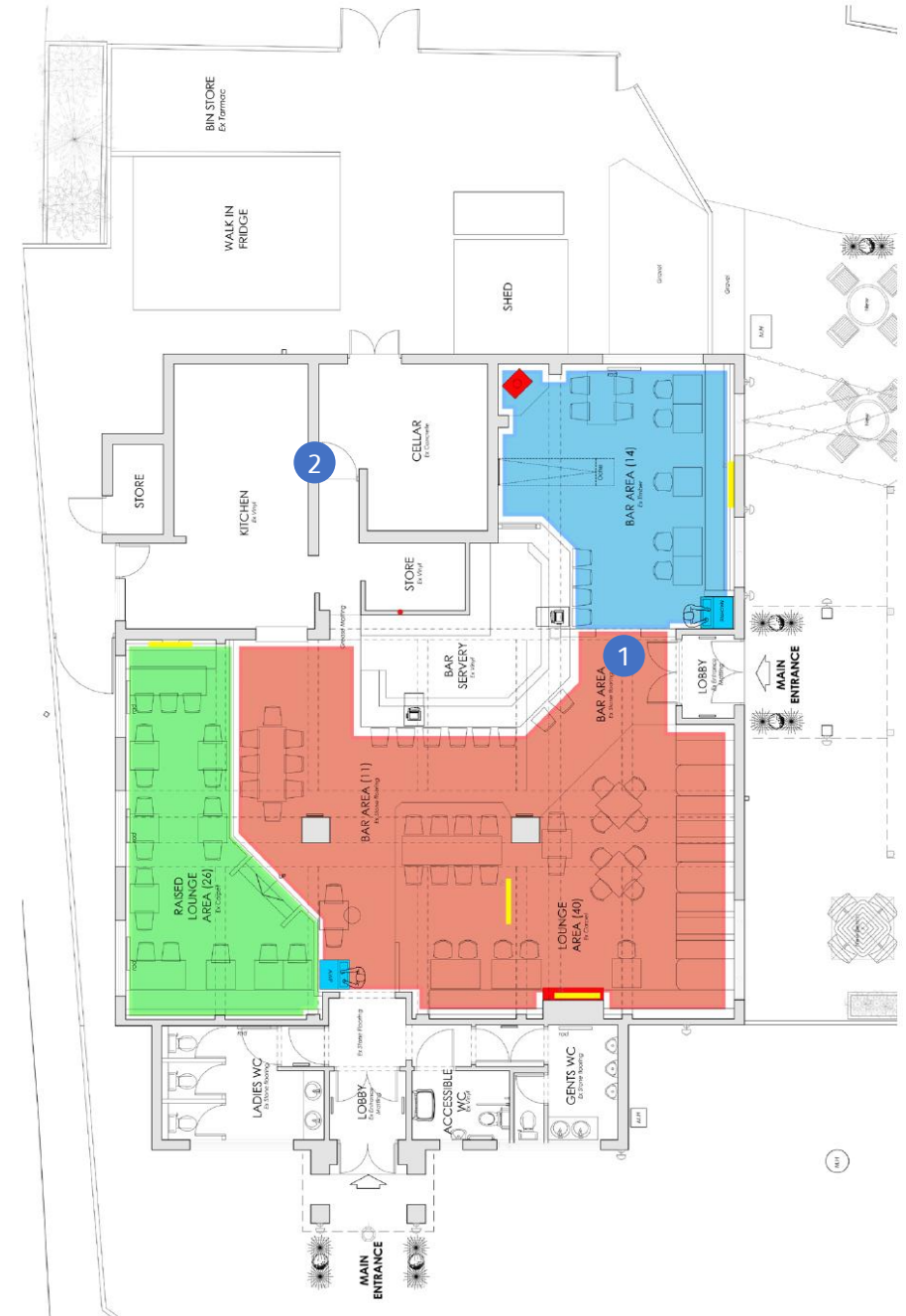
Floor Plans & Finishes

1 General Trade Area

- Minimal works required due to excellent interior condition
- Installation of new feature wallpaper to enhance aesthetics
- Minor repairs and reupholstering to fixed seating
- Introduction of new entrance matting for cleanliness and safety
- Addition of one new till to a new position and one new till to an existing location
- Incorporation of a new AWP for added entertainment
- Provision of new high drinking table and chairs
- Installation of new coffee machines
- Provisioning of new bottle coolers if required

2 Kitchen & Cellar

- Renovation and redecoration of existing cellar space and kitchen
- Installation of new upright fridges and an undercounter freezer
- Upgrading with new microwaves
- Addition of extra undercounter fridges
- New of a new gas griddle, ring boiling top, and twin pan fryers
- Implementation of a new convection oven



External Refurbishment



Signage and external works

- Complete any existing external repairs
- Repairs to existing lighting and signage where necessary
- Jet wash and de-weed to all paving, patios and paths
- Fix polycarbonate roof over the external walkway to walk-in chiller
- Overhaul and redecorate existing tables and 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? Call us today.

 08085 94 95 96

Or visit

 www.starpubs.co.uk

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