



About the Opportunity



Why Invest?

Considerable investment to create exceptional new business

Following a full refurbishment inside and out, The Queens Arms will be transformed into a fantastic community pub.

Major investment will create a fabulous pub that will cater to the local community. There will be multiple zoned areas which will all undergo refurbishment, the bar will be remodelled, and the sports area will be improved to cater for the strong sports following the pub already has.

In addition, a fantastic external redecoration will enhance the pub's kerb appeal with new signage and lighting.

Town-centre location

The Queens Arms is located in Kirkham. Kirkham is a beautiful little town sat between Preston and Blackpool and surrounded by several lovely little country villages. The pub is only a three-minute drive from the local train station. It sits right in the middle of town, amongst lots of retail shops and other hospitality businesses. The town is also surrounded by a great selection of established housing on all sides.

Tap into this pubs potential

The transformed Queens Arms will feature all the main sports attractions of Sky & BT plus regular events and live entertainment. The pub will attract a lot of the local wet trade, given that it is just a short walk from nearby housing developments, and it will also be a go-to destination to catch up over a drink. We would like to see you bring your own ideas and flair to make the most of this great opportunity.

About the Opportunity



Target Customers

The stunning new look at The Queens Arms will attract a broad demographic.

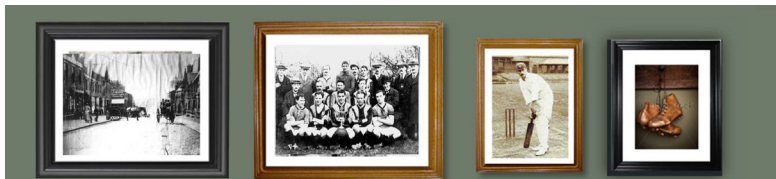
- All local customer groups, with various zones created throughout.
- Sports fans looking for a nice pub to watch live games & events.
- Passing trade from the high street at the weekends

Offer

The Queens Arms has the potential to be THE pub in Kirkham.

- Competitively priced draught lagers, beers, and ciders with the best brands on the market
- A simple coffee offer.
- Live sports with Sky & BT, pool, darts, dominoes as well as, quizzes, charity fundraisers, and live entertainment.

Internal Moodboards



Local History/Sporting themed bric-a-brac



New blinds



New light fittings



Painted bar front



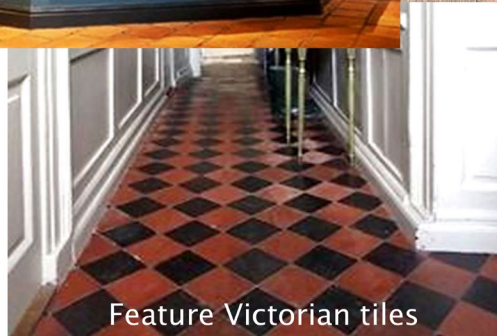
Table top polish



upholstery



New floor tiles



Feature Victorian tiles



Refurbish Furniture



New timber effect kardean

Internal Moodboards



Local History bric-a-brac



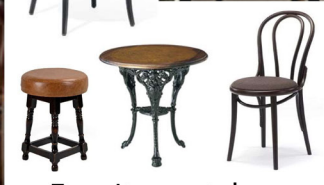
Feature wallpaper



New blinds



Traditional style light fittings



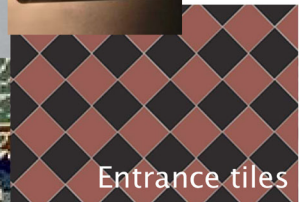
Furniture styles



cast iron balustrade



upholstery



Entrance tiles

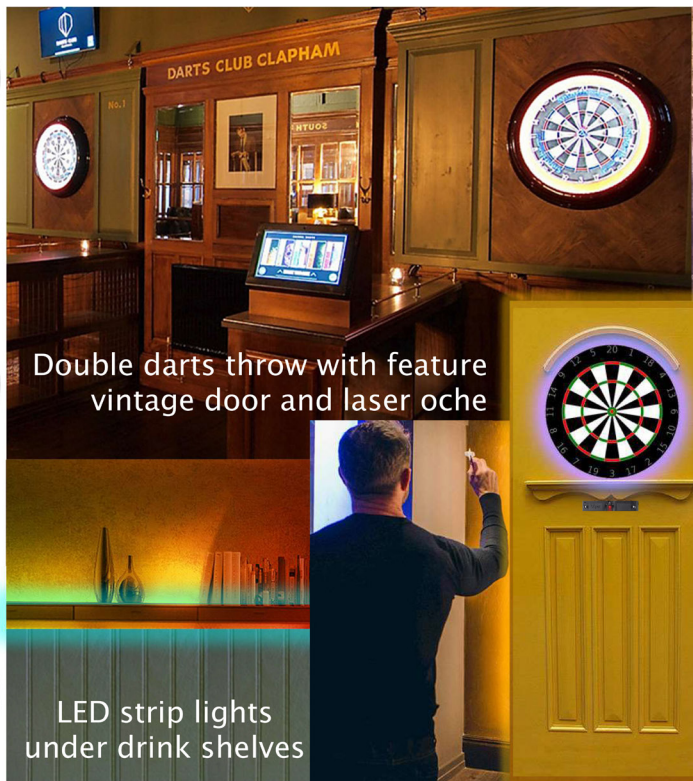


Timber effect diamond floor



New carpet

Internal Moodboards



Double darts throw with feature vintage door and laser oche

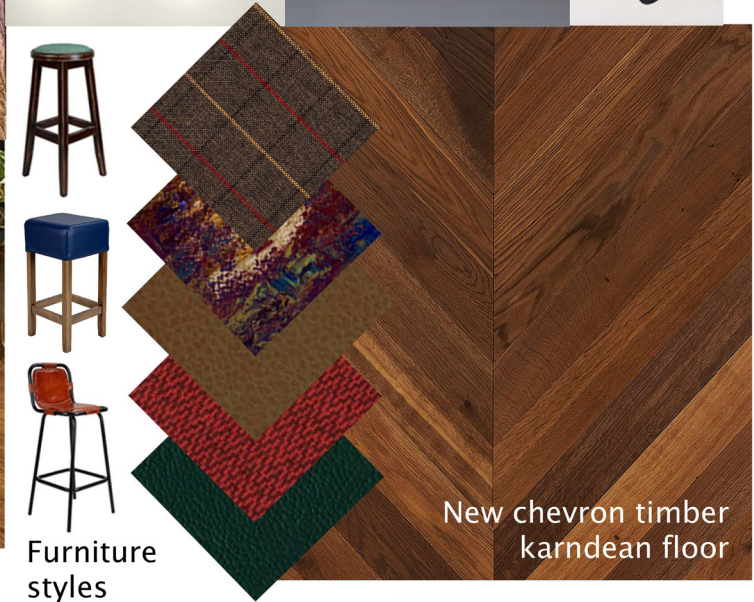
LED strip lights under drink shelves



Halo lit darts board

Chevron flooring

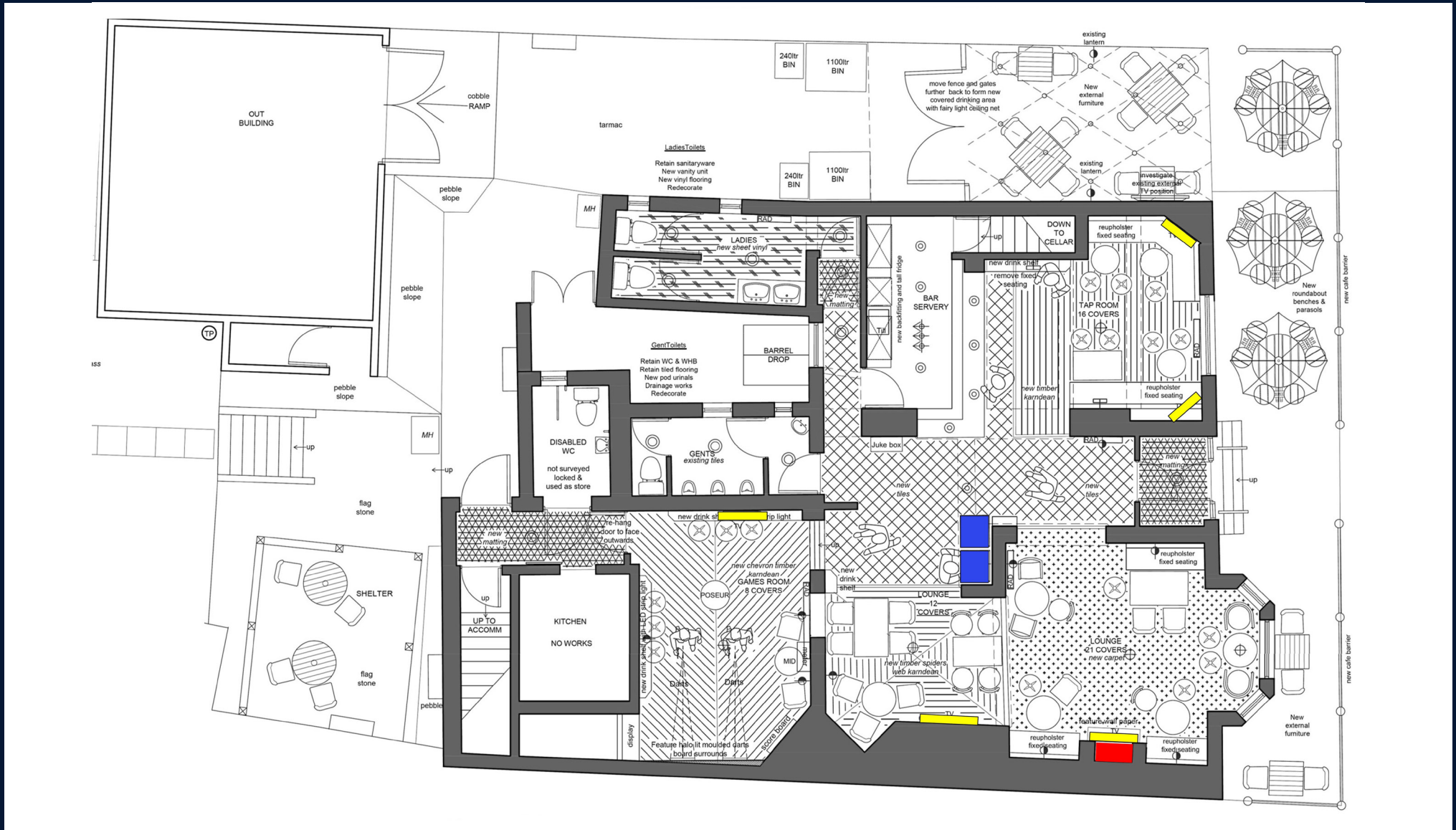
New light fittings



Furniture styles

New chevron timber karndean floor

Rendered Floorplan



Floorplans & Finishes

1 Lounge

- Recover fixed seating.
- Form new balustrade.
- Upgrade light fittings.
- Redecorate throughout.
- New refurbished and loose furniture.

2 Darts Room

- One new TV.
- Two new drinks shelves.
- Two new darts boards and halo-lit surrounds.
- New karndean flooring.
- Redecorate throughout.

3 Bar Servery

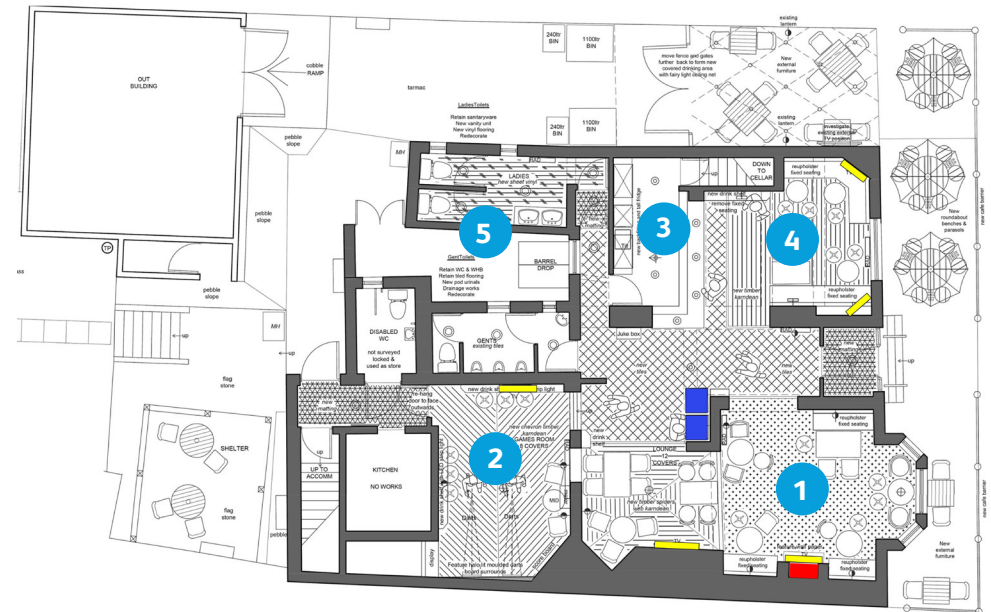
- New backfitting and new tall fridge

4 Tap Room

- Recover fixed seating.
- Remove section of fixed seating.
- Upgrade light fittings.
- Redecorate throughout.
- New refurbished and loose furniture.

5 Toilets

- Redecorate throughout.
- New pod urinals (male only)
- New flooring (female only)



External Refurbishment



External Area

- New signage & lighting.
- External decorations.
- Relocate the gates further back.
- New fairy light netting to archway.
- New café barriers to front of the pub.
- New bric-a-brac.



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**

