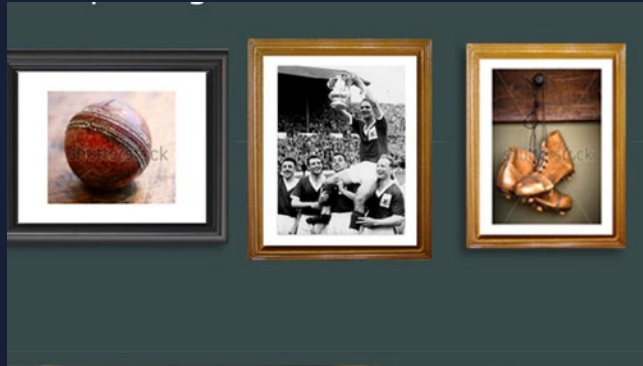




About the Opportunity



Why Invest?

Substantial investment to create exceptional new business

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

Major investment will create a fabulous suburban pub that will cater to the local population. There will be multiple zoned areas which will all undergo refurbishment, the bar will be remodelled and a new pool room will be introduced to cater to 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.

Excellent location

The Wheatsheaf is located in Leyland. Leyland is a town in South Ribble, Lancashire, six miles south of Preston. The area has limited competition, there is only 1 other pub within a 10-minute walk of the Wheatsheaf, and is the closest pub to all the 200 new houses in a new development to the north of Leyland.

Huge potential

The transformed Wheatsheaf 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 food trade, given that it is just a short walk from nearby housing developments, and it will also be a go-to pub to catch up over a drink or bite to eat. 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 Wheatsheaf will attract a broad demographic.

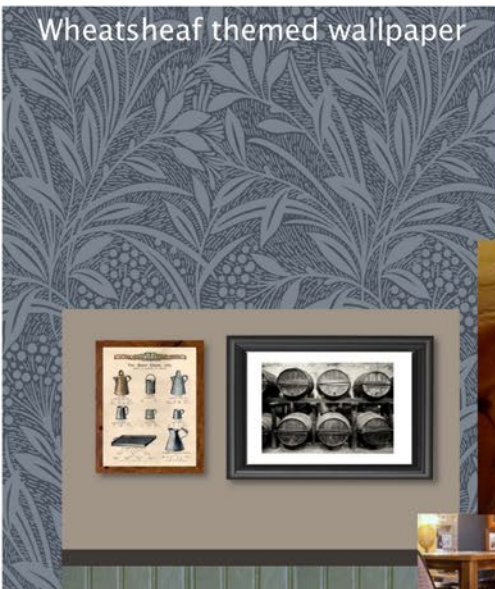
- All local customer groups, with various zones created throughout.
- Sports fans looking for a nice pub to watch live games & events.

Offer

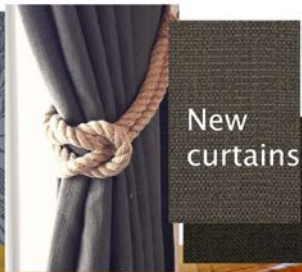
The Wheatsheaf has the potential to be THE community pub in Leyland.

- 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



Wheatsheaf themed wallpaper



New curtains



New light fittings



Painted T&G boarding



Deep button fixed seating



Mix of new and refurbished furniture



upholstery



New carpet

Internal Moodboards



Local History themed bric-a-brac



New curtains



upholstery



Painted bar front



Deep button fixed seating

Table top polish



Mix of new and refurbished furniture



New timber karndean floor



Existing tiles

Internal Moodboards



Sporting themed bric-a-brac



New blinds

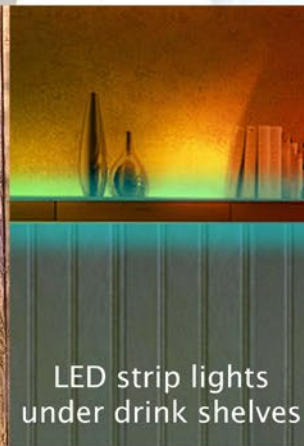


New light fittings



Pool table

Halo lit darts board with timber surround



LED strip lights under drink shelves



Deep button fixed seating



upholstery

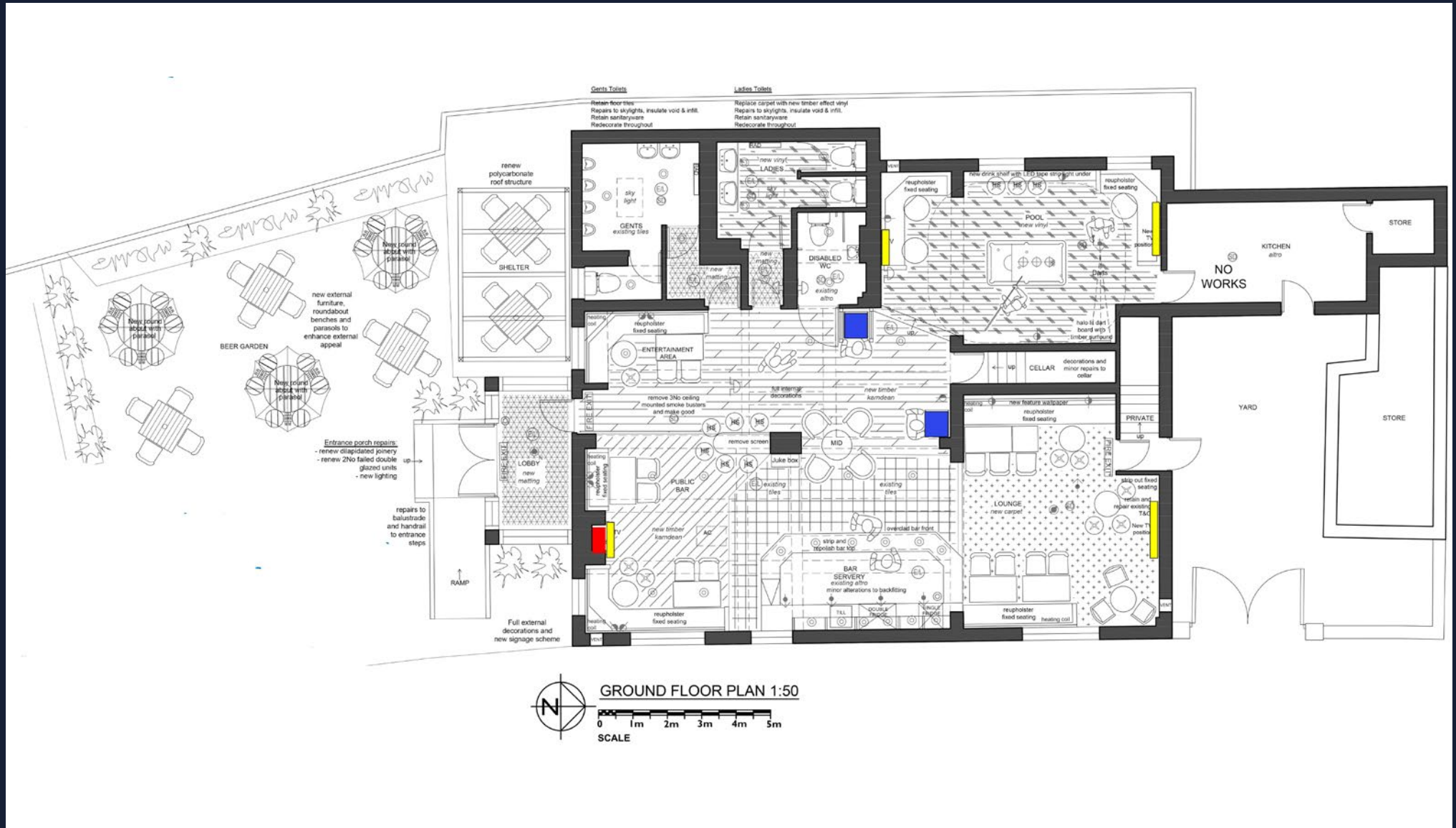


Furniture style



New timber effect vinyl floor

Rendered Floorplan



GROUND FLOOR PLAN 1:50
SCALE

Floorplans & Finishes

1 Bar

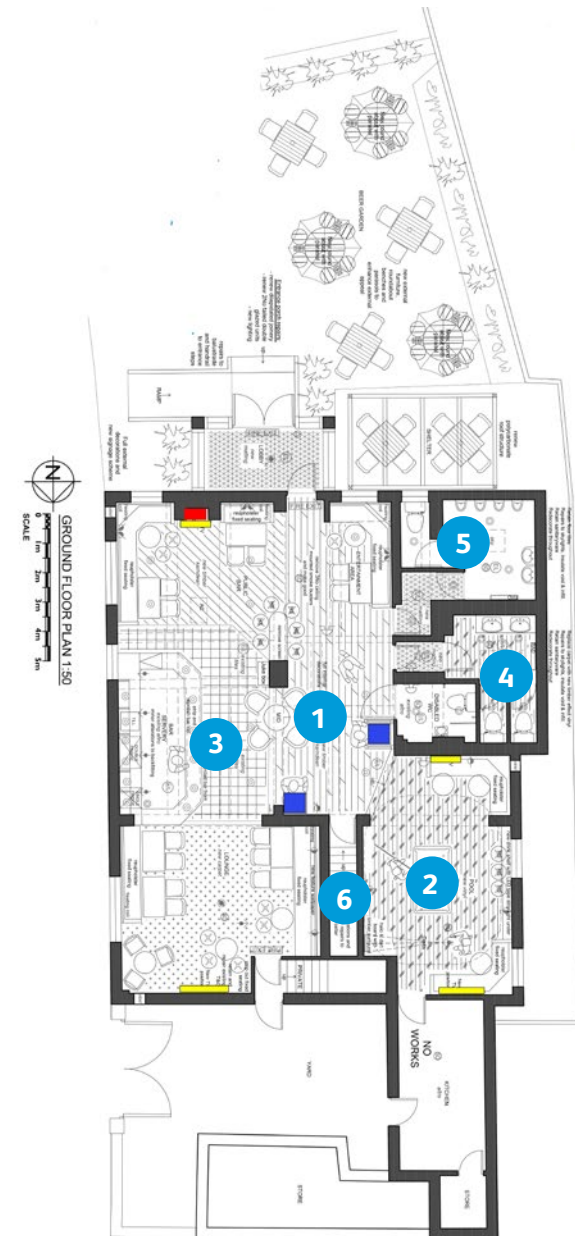
- Recover fixed seating.
- New karndeian flooring.
- Clean existing bar apron tiles.
- Repairs to fireplace tiles.
- New matting in lobby area.
- Redecorate where required.
- Remove smoke busters and make good.
- New and refurbished furniture.
- New decorative light fittings.
- One new TV.

2 Pool Room

- Reupholster fixed seating.
- New drinks shelves.
- New vinyl flooring.
- New halo-lit dart board with surround.
- Redecorate where required.
- One new TV.

3 Bar Servery

- Minor upgrade of back fitting.
- Strip, polish, and stain bar top
- Overclad bar front.



Floorplans & Finishes

4 Ladies Toilets

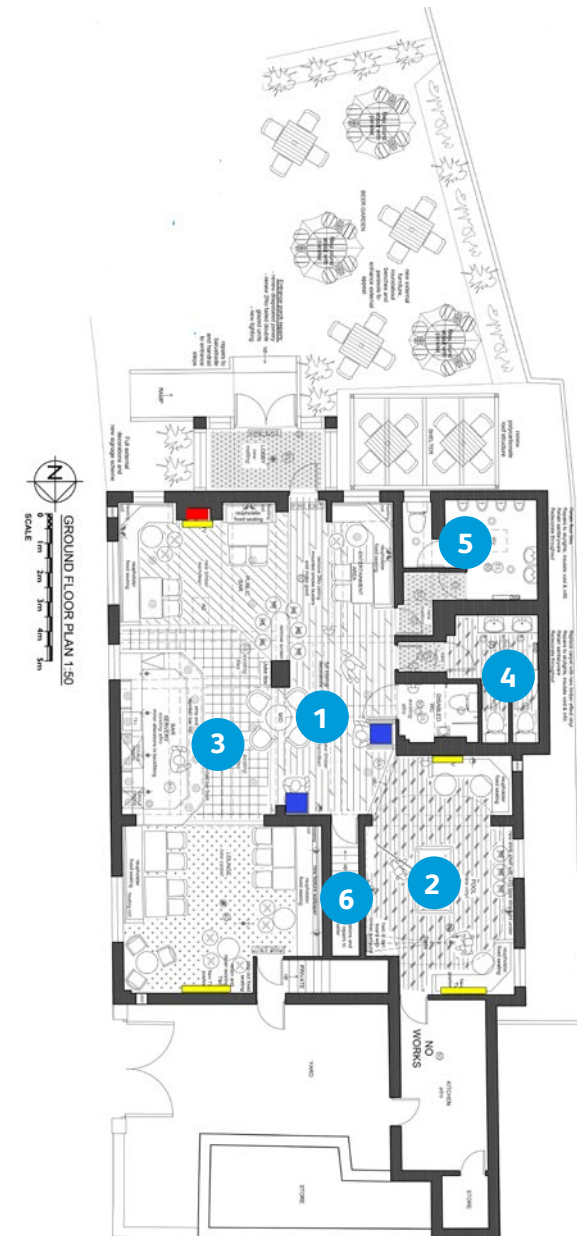
- Redecorate throughout.
- New lobby matting
- New vinyl flooring.

5 Gents Toilets

- Repairs to the skylight and fill in void.
- Redecorate throughout

6 Cellar

- Repair and redecorate cellar.
- Install smart dispense.



External Refurbishment



External Area

- New polycarbonate roof structure to the smoking shelter.
- Repairs to the balustrade and handrail to the entrance.
- Repairs to the porch to include new glazing, dilapidated joiner, and new lighting.
- New external furniture, parasols, and planters for the beer garden



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**