



Arroe Park Road, Upton Wirral, CH49 0UD

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Horse & Jockey Pub Refurbishment Underway!

Nestled in Upton, a historic hub once bustling with economic activity, the Horse & Jockey Pub stands as a beacon of tradition amidst the evolving landscape. Surrounded by the rich heritage of northern Wirral, where marketplaces thrived and fairs abounded, this area is now a haven for tightly-knit communities and local charm. With 3,098 adults within a leisurely 10-minute stroll and a low to medium mature affluence demographic, the potential for growth and engagement is unparalleled.

Elevate Your Investment: Witness the Transformation

Embrace the opportunity to reignite the spirit of community at the Horse & Jockey Pub. With its strategic zoning, including a dedicated space for bustling local gatherings and an inviting ambiance for food aficionados, this pub is poised to become the epicentre of Upton's social fabric. Offering a seamless blend of value-driven dining experiences, vibrant entertainment, and convenient amenities like ample parking and outdoor seating - the Horse & Jockey promises to be more than just a pub.

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Target Customers

The Horse & Jockey will appeal to:

Heritage Enthusiasts:

- Enthusiasts eager to explore Upton's rich past, drawn to Horse & Jockey for its historic significance and traditional atmosphere.

Family Oriented Locals:

- Families seeking a welcoming space for dining and socialising, attracted to the Horse & Jockey's family-friendly environment and wholesome food options.

Sports and Pub Game Fans:

- Individuals passionate about sports and traditional pub games, drawn to the Horse & Jockey for its lively atmosphere, live sports screenings, and opportunities to engage in games like pool, darts, and dominoes.

Social Diners and Foodies:

- These individuals are drawn to the Horse & Jockey for its promising food offerings, competitive pricing, and the promise of regular promotions, making it an appealing destination for social gatherings and culinary indulgence.

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The Offer

The Horse & Jockey will offer:

Drinks:

- Explore our drinks menu featuring competitive prices and a handpicked selection of the market's finest brands, ensuring exceptional quality with every choice.

Food:

- Indulge in our Just Add Talent food offer, complemented by regular promotions to tantalise your customers' taste buds and offer unbeatable value.

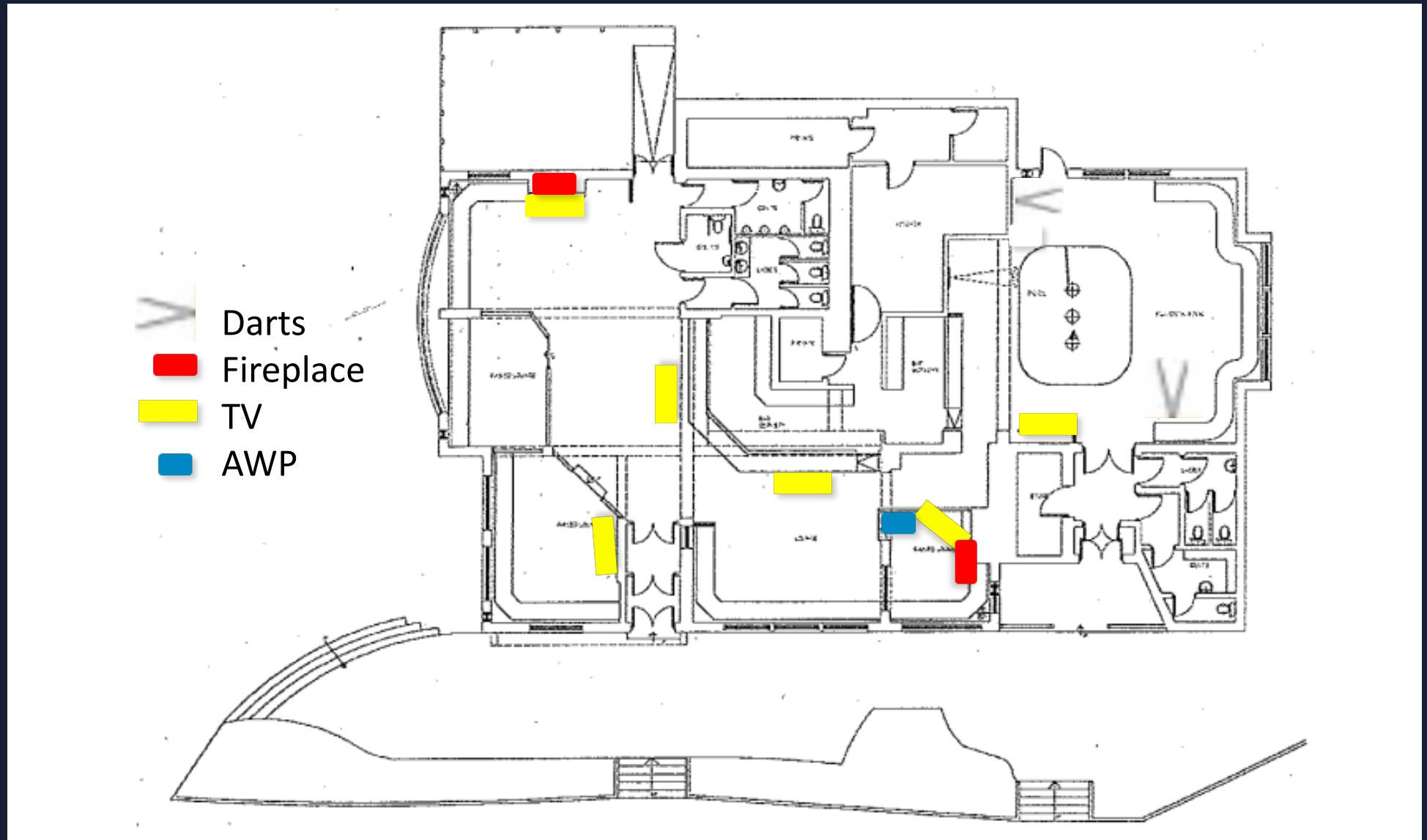
Coffee:

- Start the day right with a bean-to-cup coffee offering, ensuring a fresh and satisfying brew every time.

Events:

- Immerse in the vast potential of the entertainment lineup, featuring live sports coverage from Sky & BT, interactive pub games, and a dynamic events calendar including quizzes, charity fundraisers, and live performances. This comprehensive offering fosters community engagement and positions the pub as a versatile venue for various occasions, from celebratory gatherings to somber events like funerals.

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

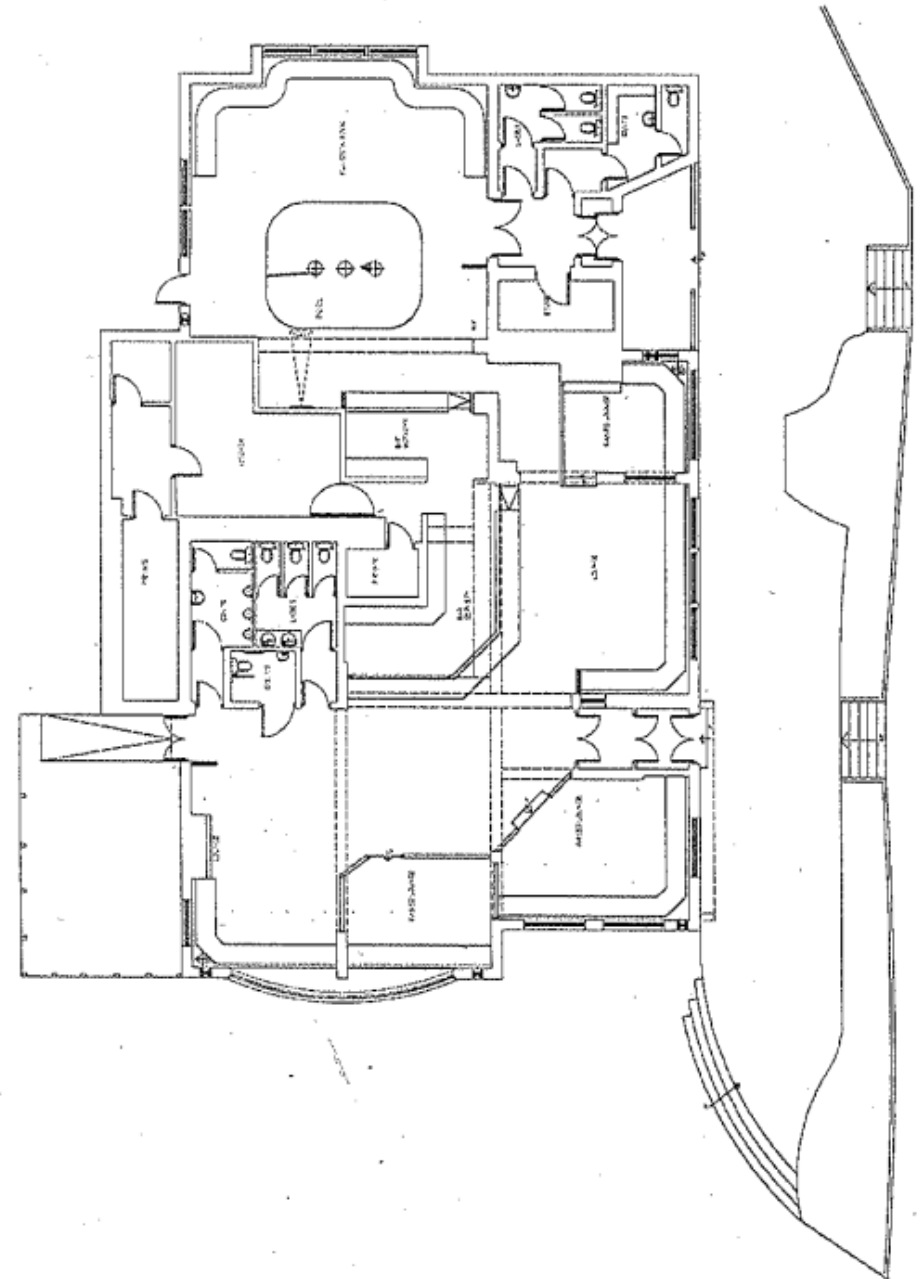
- Renew two bottle coolers to the bar area.
- Completion of full suite of sustainability works.

2 Trade Area - Kitchen

- Addition of two upright freezers.
- New undercounter dishwasher.
- Two undercounter fridges & two undercounter freezers.
- Provision of new griddle.
- New single fryer pan.

3 Domestic Accommodation

- Recarpeting throughout.
- New white goods provided for kitchen.
- Deep cleaning of retained items of F&F.





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