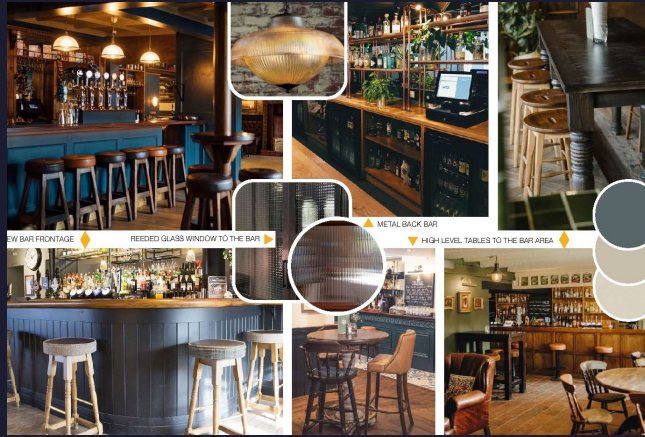






# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Cedar Tree, Bagshot Pub Refurbishment!

The Cedar Tree is set to benefit from a transformational refurbishment that will firmly position it as the go-to venue for the local community. With excellent visibility from the A30 and strong footfall from both passing drivers and town centre visitors, the site has a solid base of 3,343 adults within a 10-minute walk. Surrounded by a mix of middle to high affluence and with limited local competition the opportunity to stand out as a premium local is clear.

### Elevate Your Investment: Witness the Transformation

A newly zoned layout will feature a welcoming bar area and traditional-style dining spaces, supported by new flooring, furnishings, and decorative touches. Externally, refreshed signage and a redecorated exterior will help signal change to the community. With a premium drinks range, classic pub food offer, and a warm, traditional feel, this is a site ready to thrive under the guidance of an experienced food-led licensee.

# About the Opportunity



## Target Customers

### Local Residents:

- Mid to high affluence locals looking for a relaxed, well-presented pub for casual dining and drinks.

### Social Diners & Couples:

- Those seeking a comfortable venue for a midweek meal, weekend lunch or relaxed evening out.

### Pub Quiz & Event Regulars:

- Locals who enjoy a strong rhythm of the week with live music, sport, and entertainment.

### Passing Trade:

- Drivers and visitors drawn in by the pub's prominent A30 location and improved kerb appeal.

# About the Opportunity

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## The Offer

### Drinks:

- The pub will offer a wide range of premium drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

### Food:

- A traditional pub food menu tailored to deliver comfort, value, and consistency, with a focus on quality ingredients.

### Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

### Events:

- Regular pub quizzes, live music and televised live sport will create an engaging rhythm of the week and drive consistent trade.



# Internal Mood Board

## BAR AREA



NEW BAR FRONTAGE



REEDED GLASS WINDOW TO THE BAR



METAL BACK BAR



HIGH LEVEL TABLES TO THE BAR AREA



# Internal Mood Board

## DINING AREA



BRICK SLIP FEATURE WALL



ENGINEERED OAK FLOORING



FURNITURE TO THE DINING AREA



NEW LIGHT FITTING



DECORATIVE WALLPAPER



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 Internal Trade Areas:

- Full redecoration throughout.
- Wall removal to open layout.
- Fireplace sweep and investigation.
- Steel lintel installation.
- New energy-efficient lighting.
- New bar and backfitting.
- New timber flooring and bar vinyl.
- Overhaul of internal doors and ironmongery.

## 2 Ladies & Gents Toilets:

- Floor tile clean and retain.
- Sanitaryware reseal and clean.
- Ceiling redecoration.

## 3 Kitchen & Cellar:

- No kitchen works required.
- Kitchen extract retained.
- Catering equipment retained.





# Floor Plans & Finishes

## 4 Domestic Accommodation:

- Wall redecoration where required.
- Kitchen unit clean and overhaul.
- Shower leak investigation.
- Fire alarm test and updates.
- Additional fire risk works.

## 5 Other Services:

- Boiler service.
- New gas interlock.
- New lighting and power layout.
- Lighting dimmer installation.
- Kitchen electrical adjustments.
- Fire alarm and emergency lighting updates.
- EPC-related works.



# External Refurbishment



## Signage and external works:

- New willow screening to fencing.
- External redecoration of building.
- New signage and lighting.
- New front step and side entrance ramp.
- Festoon lighting to side garden.
- Window and door overhaul.
- Replacement of first-floor windows.
- New guttering to perimeter.
- Localised tarmac repairs in car park.





**STAR**  
— PUBS —

## 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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