



● THE TALBOT & FALCON, 58 NORTHGATE, WAKEFIELD, WF1 3AP ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic Refurbishment Planned!

A full refurbishment of the trade area and toilets will create a much more premium look and feel, complimented by works to the kitchen, to enable the next operator to create a brilliant food offer. A new name will signify the brand new, contemporary offer – appealing to customers looking for that modern twist on the Great British Pub!

Great location

Wakefield City Centre is a great busy city with a vibrant night life. The Talbot is located in Wakefield City Centre, in a prime location just off The Bull Ring. There are over 4,000 people living just a 10 min walk time from The Talbot, as well as thousands of people that commute to the city centre to work, shop, or socialise. The Talbot is close to both the Bus and Train links.

Barrels of potential

The Pub has three income streams – Drinks, Food and Accommodation. There are letting rooms on the 1st and 2nd floors, meaning the refurbished Talbot has huge potential for an operator to offer a premium food and drinks offer in a prime city location. The location, the offer and the look and feel of the refurbished Talbot will make it stand head and shoulder of the other traditional wet pubs in the city centre.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Talbot & Falcon will appeal to:

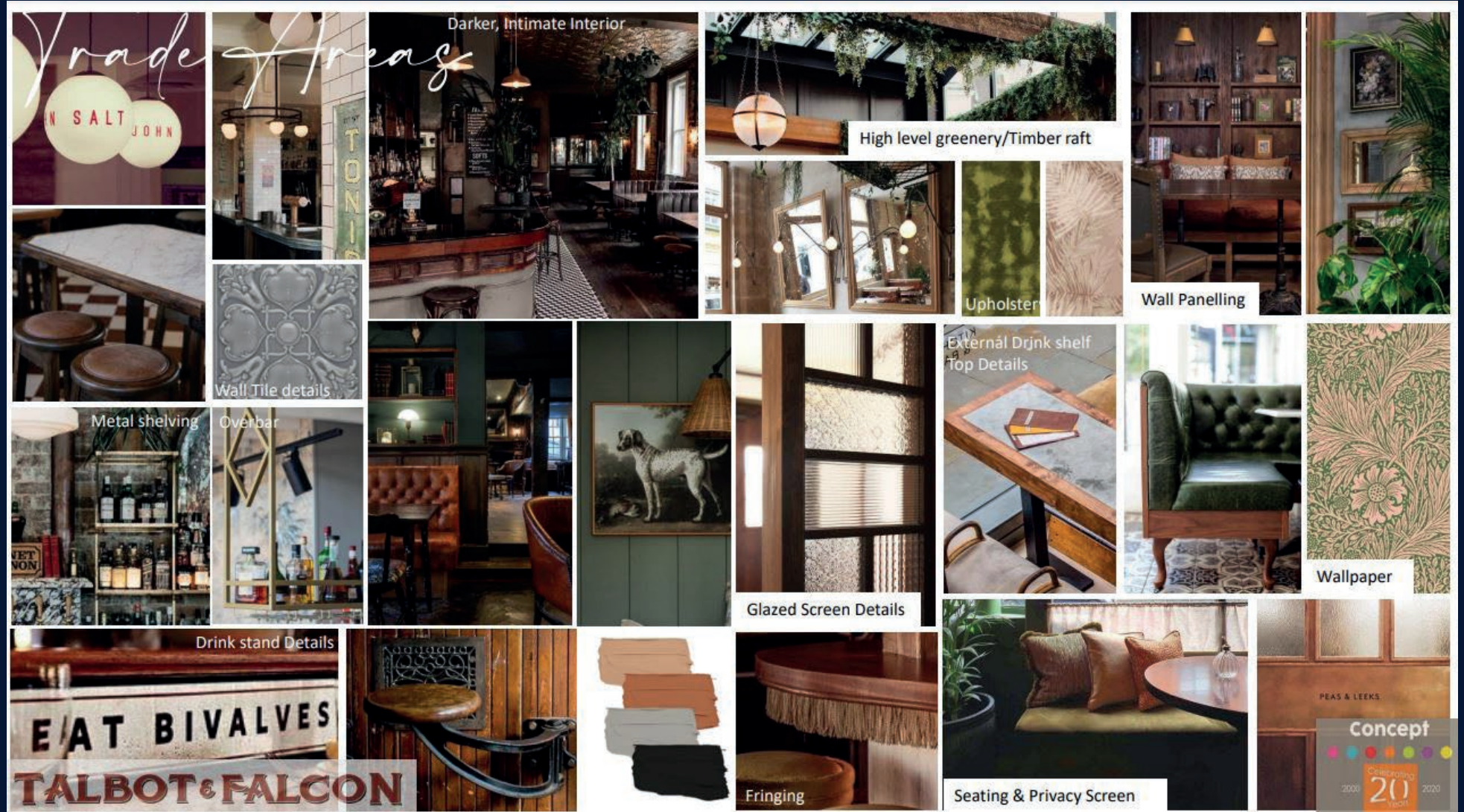
- City centre dwellers
- Commuters
- People visiting the city looking for a premium food and drink offer

OFFER

Post-refurbishment, The Talbot & Falcon will be an attractive, country-style pub with a modern finish where customers will love spending their time. The pub will offer:

- Premium cask, craft ales, cocktails, wines & spirits
- Sharing boards, small plates, and a coffee offer to drive midweek trade
- Occasional entertainment

INTERNAL MOODBOARD



INTERNAL MOODBOARD

TALBOT & FALCON



New vinyl signage

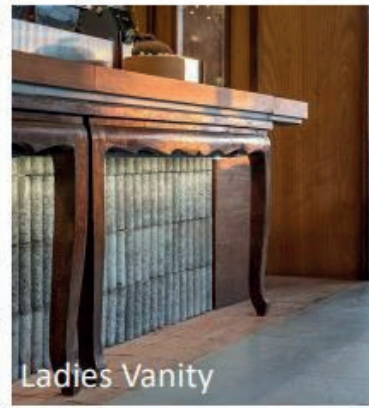


Ladies Splashback

Toilets



New lighting & mirrors



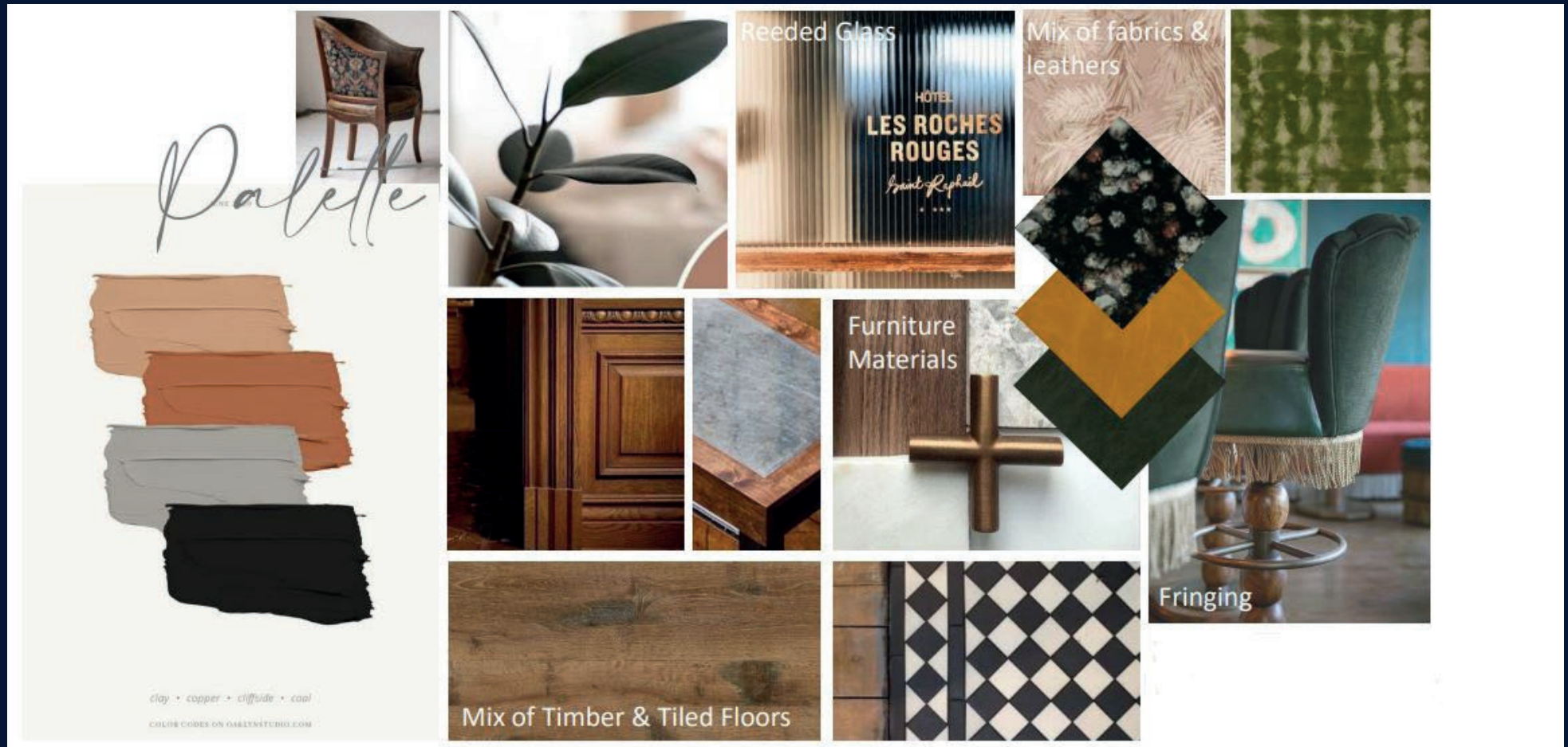
Ladies Vanity



Painted T&G



INTERNAL MOODBOARD



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

INTERNAL TRADING AREAS

Works will include:

- Internal decorations throughout including new sections of wallpaper and tiling detail.
- New floor finishes
- Retain existing timber floor, strip, sand and stain.
- Back bar amendments, additional mild steel shelving, illuminated bottle steps etc.
- New booth seating including d shape poseur sharing tables.
- New lighting
- New artwork relating to surrounding area and history.
- New loose seating and tables
- Refurbish some existing loose furniture.
- Joinery details to create zoning throughout. This is to include new mild metal screen with reeded glass
- Create group feature seating with gantry and hanging botanicals to above.
- New 3/4 height panelling to trade area to create more traditional interior.
- Privacy curtains and rails to privacy booth.
- New TV'S throughout

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KITCHEN & TOILETS

Works will include:

- New serving hatch doors with tiling detail to create customer view into kitchen.
- Redecoration and new flooring to toilets.
- New mirrors to vanity and 1 full length in Ladies.



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- External re-decoration
- New signage and lighting scheme.
- Hinged drinks shelf to sit under window.



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