



KINGS ARMS, 79 WYKE RD, HILPERTON MARSH, BA14 8AN

ABOUT THE OPPORTUNITY



WHY INVEST?

Transformational investment

A fabulous refurbishment will transform the Kings Arms into a premium local pub. Inside, the pub will be redecorated throughout. Other upgrades throughout the pub such as overhauling the bar servery, redecorated toilets, refurbished furniture and installing a new Smart Dispense system will give the pub a much more premium feel.

Outside the pub, a redecoration will allow for new signage and lighting and new furniture.

Pictureqsue location

The Kings Arms is located on the edge of Hilperton Marsh. The pub itself is situated next to a picturesque canal. There are 2,111 adults living within walking distance of the Kings Arms and no competitor pubs within a ten-minute walk. The nearby canal and boatyard attracts ample tourists to the area for those looking for a barge holiday.

Untapped potential

The quality of the surroundings, new décor, a welcome range of food & drinks and 58 internal & 96 external covers will give locals and visitors a reason to visit the pub. And with a lack of direct competition in the area, it is a great opportunity to capitalise all-year round by being a destination site. All we're looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Kings Arms will appeal to:

- Tourists, visitors, and locals
- Families looking for a place to visit with children
- Walkers along the canal

OFFER

When refurbished, the Kings Arms offer will include:

- A high quality, focused range of drinks including premium and favourite lagers, crafter beers, a gin offer and soft drinks
- A great pub food menu
- Coffee and Wi-Fi
- Entertainment as part of the rhythm of the week, such as occasional live music and charity events

INTERNAL MOODBOARD



Locals Bar



Main Entrance & Locals Bar



Locals Bar



Through Fire to Extension



Pool Table/ Sports Area to Remain



Back Bar Style



Through Display Shelves



Dining Area Extension



Waitress station



Polish Existing Bar Front



Existing Timber Floor Polished

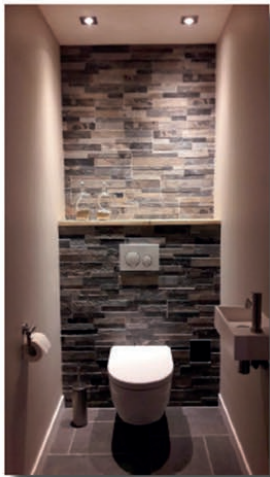


LVT Parquet Floor

EXTERNAL MOODBOARD



Vanity style



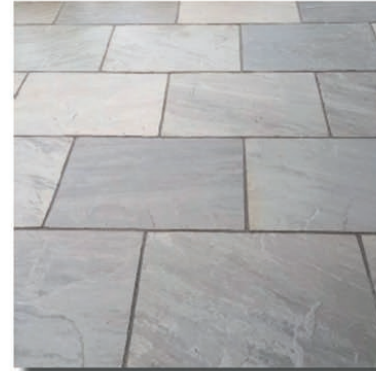
Cubicle style



Light fittings



Bric a Brac



New flags



Branded planters & screens



Garden furniture



Post and rope



Free standing planters

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

TRADE AREA

Works will include:

- Decorations complete to trade area
- New matting to lobbies
- New and existing loose furniture.
- New lighting to new and existing position
- New carpet to trade area
- New tiled flooring to bar apron
- Modification's bar and backfitting
- New timber floor installed and existing to be sanded and refinished
- Decorative wallpaper to trade area

2

TOILETS

Works will include:

- Gents to receive full decorations, new tiling, new sink and taps, timber effect vinyl flooring.
- Ladies to receive full decorations, new tiling, new vanity unit to include new sink and taps, timber effect vinyl flooring.



FLOOR PLANS & FINISHES

3 TRADE KITCHEN

Works will include:

- Full decorations
- Replacement catering equipment as required from survey
- New Extract system

4 BACK OF HOUSE & SERVICES

Works will include:

- Builders work in connection with Smart Dispense installation
- H&S compliance
- Gas testing and certification
- Electrical repairs and certification incl. FA, EL and PAT
- General electrical alterations to suit new lighting and power point locations incl. dimmers
- Alterations to fire alarm and emergency lighting as required
- Drainage CCTV report to be undertaken and any required works to be undertaken



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- External decorations. New signage scheme incl. lighting
- Minor carpark repairs
- Clear external gutters
- General tidy of boundaries as required.
- New external furniture





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