



The Chequers, Ilford



INVESTMENT PLAN ►

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The Chequers

2 High Street, Barkingside, Ilford, IG6 2DD

Why invest?

- **Extensive Refurbishment Planned** – An exciting refurbishment will uplift The Chequers, creating a great local pub, with food and fun in an attractive and relaxed space for all to enjoy. A complete transformation of the current space will create three dedicated zones for drinking, dining and sports. This expanded offer will appeal to a new, wider demographic who are looking for a welcoming, family-friendly pub with a great range of drinks and a delicious, good value food menu.
- **Great Location** – The Chequers is situated on a busy junction, adjacent to a densely populated residential area. With over 9,000 adults living within a half-mile radius and limited competition from nearby pubs, there are 4,475 adults per license. This is a truly strong position for success.
- **Fantastic Potential** – The incoming operator has an excellent opportunity to develop the pub's new and improved offering. The refurbishment, creating distinct internal zones and improvements to the outdoor area, will ensure that the pub appeals to a broad customer base in the local area. This is a pub with incredible potential, all we're missing is the right person to drive it forward. So, could that be you?

Target customers

The Chequers will attract a wealth of customers from the surrounding area, with a focus on:

- Local residents looking for a bite to eat or a relaxed drink.
- Employees from nearby businesses.
- Families looking for a good value meal, including a Sunday roast.
- Sports fans looking to watch live TV or make use of the pool table and darts boards.

Offer

Post-refurbishment, The Chequers will be a warm and welcoming pub with a stylish finish, where customers will love to spend their time. The pub will offer:

- A great selection of drinks.
- A simple, delicious food menu serving a range of pub classics, offering great value for money.
- A range of entertainment including, live TV, pool and darts.
- An outdoor patio where customers can enjoy drinks on warm summer evenings.



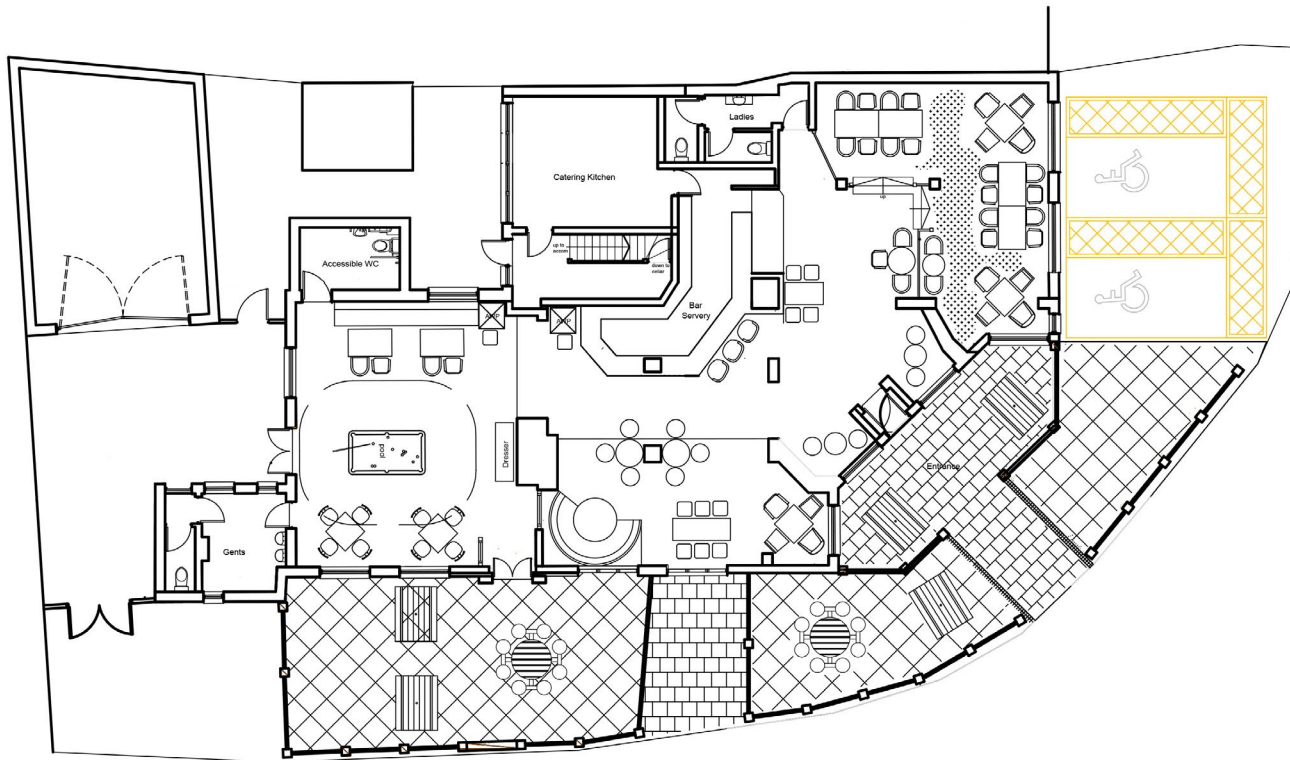
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to reveal details of the proposed refurbishment.



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Click on the  to reveal details of the external refurbishment.

Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

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This is a fantastic opportunity to take on a pub business that's ready for refurbishment and growth.

The proposed refurbishment will help the right operator develop this fantastic pub opportunity and grow a substantial food offer. This project will significantly enhance the business' 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.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk



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Schedule for The Chequers

Bar Servery

The bar servery will be decorated and the back bar fittings will be upgraded, with new shelving and lighting added to maximise product display and operation use.

Bar Area

The bar area will undergo an extensive refurbishment, creating a stylish and relaxed area where customers can sit back and enjoy a drink with friends. Works will include:

- Erecting a new screen/wall to the left of the fireplace, creating a cosy corner and reducing noise from the sports area.
- Installing new fixed seating with leather effect upholstery.
- Fully decorating the area in a new colour scheme.
- Adding new loose furniture, including bespoke wooden bar stools and soft textile chairs to complete the look.

Lounge Area

The lounge area will be fully refurbished and redecorated to create a separate space, with softer finishes, ideal for enjoying a bite to eat. Works will include:

- Fully decorating in a new colour scheme.
- Fitting new curtains to create a cosy and welcoming atmosphere.
- Laying a new carpet in line with the warm colour scheme.
- Adding new loose furniture and lighting to complete the look.

Sports Area

A third trading zone is the sports area, which will be uniquely decorated to distinguish it from the dining and bar areas. This will be the perfect space for locals to cheer on their team, get in on the action with a game of pool, or even join a local sports team. Works will include:

- Decorating with timber cladding to soften the interior.
- Fitting a darts board, pool table, and televisions.
- Adding a mixture of hard and soft furnishings, including wooden chairs, stools and leather armchairs.

Kitchen

The kitchen will be upgraded to improve flow and efficiency, whilst new appliances will enable the operator to deliver delicious, great value for money pub grub for all to enjoy.

Toilets

The toilets will be deep cleaned, wall paper removed and all paintable surfaces will be fully decorated. A new vanity unit will be installed in the ladies to complement the pub's new and improved offering.

External Trading Area

The external drinking area will be decorated and fitted with new garden furniture and planted areas to create an attractive outdoor space for al fresco drinking during the warmer months.

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