



● The Hesketh, 63 Hulme Hall Road, Stockport, SK8 6JZ ●

# About the Opportunity



## Why Invest?

### Exciting Investment Opportunity: The Hesketh Arms Pub Refurbishment Underway!

Nestled in the heart of Cheadle Hulme, Hesketh Tavern presents a golden opportunity for those keen to be at the heart of their local community. Surrounded by charming parks and theatres, and recently hailed as the best place to live in the North West, Cheadle Hulme boasts a premium demographic, with over 78% of residents owning their homes and minimal unemployment at just 3.3%. With 4,487 people residing within a leisurely 10-minute stroll, including 3,480 adults, the potential for a bustling local hub is unmistakable.

### Elevate Your Investment: Witness the Transformation

We're committed to a comprehensive refurbishment, to breathe new life into this cherished establishment. Inside, anticipate a fresh new look with full redecoration and a state-of-the-art kitchen, while outside, the makeover includes new signage, lighting, and landscaping. This rejuvenation aims to re-establish Hesketh Tavern as the go-to destination for affordable dining, live sports, and community gatherings. Situated conveniently near major transport links and Manchester's vibrant city centre, the opportunities for success are boundless. This isn't just a pub – it's an invitation to become a cornerstone of a thriving community.

# About the Opportunity



## Target Customers

When refurbished, The Hesketh will appeal to:

### Local Families:

- Families residing in the affluent Cheadle Hulme area seeking a welcoming atmosphere where they can enjoy quality meals together, participate in pub games, and relax in the spacious outdoor area while their children play.

### Sports Enthusiasts:

- Individuals passionate about live sports, drawn to The Hesketh for its regular Sky & BT sports events, creating an energetic atmosphere perfect for watching their favourite teams with fellow fans.

### Community Socialisers:

- Residents looking for a central gathering spot to connect with neighbours and friends, enticed by the pub's regular entertainment offerings such as quizzes, charity fundraisers, and live performances.

### Commuters or Commuting Patrons:

- Commuters passing through or locals returning from work, enticed by the pub's proximity to major transport hubs like Manchester Airport and its convenient location near motorways and public transport, offering a convenient pit stop for refreshment and relaxation.

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## The Offer

When refurbished, The Hesketh will offer:

### Drinks:

- Competitively priced with an agreed range of the best brands on the market.

### Food:

- There will be a great new Just Add Talent food offer coupled with regular promotions.

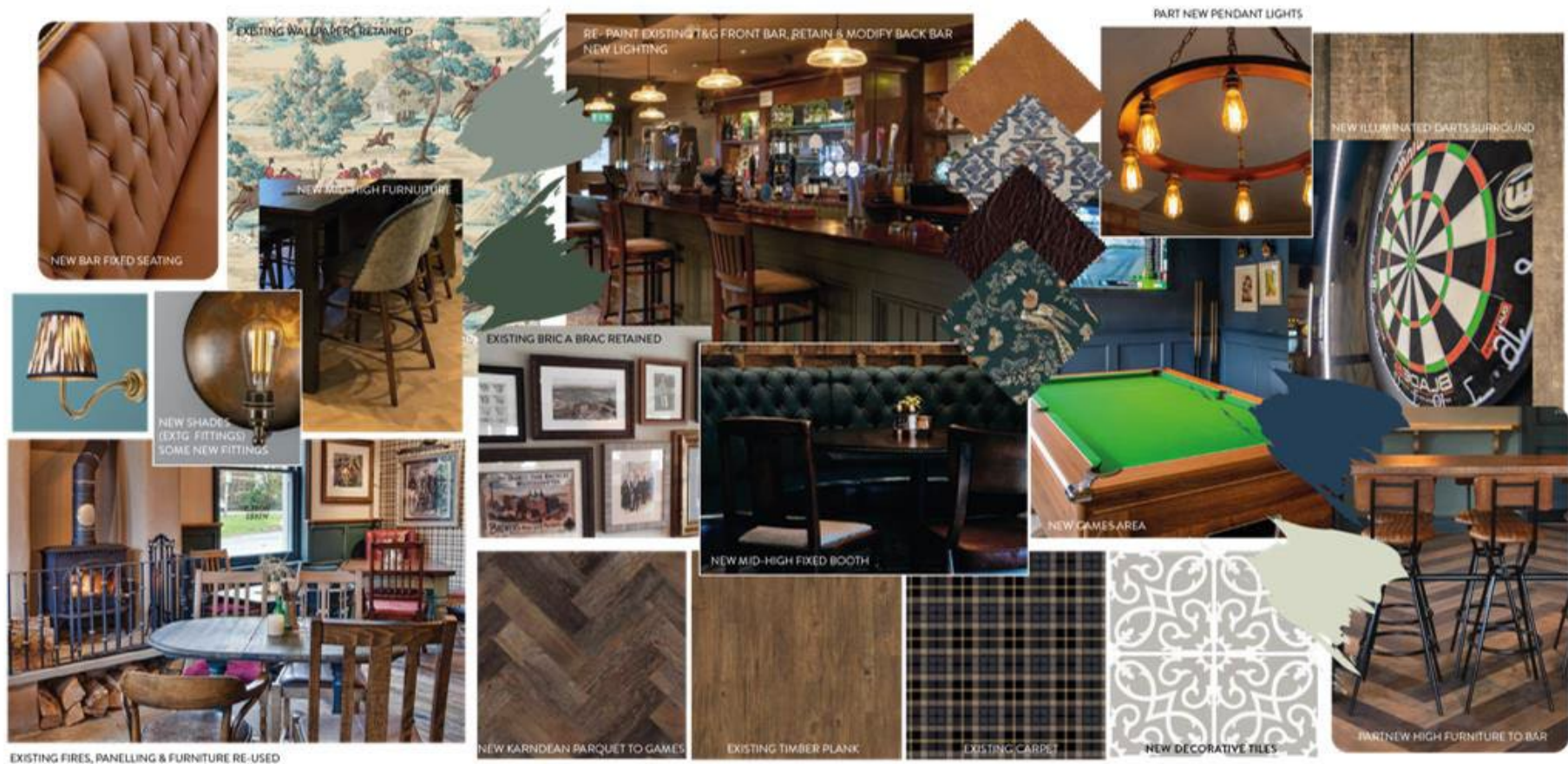
### Coffee:

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

### Events:

- Live sports with Sky & BT, darts, dominoes and should include, quizzes, charity fund raisers and live entertainment.

# Internal Mood Board



# Internal Mood Board

NEW FESTOON TO POSTS



NEW POLYCARB ROOF TO SHELTER



A FRAME BENCHES ON GRASS



REFRESH EXISTING PLANTERS



NEW CIRCULAR BENCHES



EXISTING PAVING RETAINED



SOME EXISTING CHAIRS & TABLES



# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas

- Internal redecorations within specified areas.
- Refinishing of timber flooring throughout the trade area.
- Addition of new tiling in trade area and front entrance.
- New matting to all entrance areas.
- Introduction of 2 new AWP's.
- Mixture of new loose and refurbished furniture.

## 2 Bar Area

- Reupholster the existing fixed seating.
- Lay down new carpeting in the snug area.
- New fixed seating to either side of the entrance.
- Addition of new bar hatch.
- Installation of new seating in place of existing carvery.
- Formation of new glasswash area.
- Refurbishment of existing counter tops and cladding.
- New overtiles added to back bar.
- Addition of new pendant lighting.





# Floor Plans & Finishes

## 3 Lounge Area

- Refurbishment of existing timber elements.
- Recovery of existing fixed seating.
- Restore existing fireplace.

## 4 Kitchen & Cellar

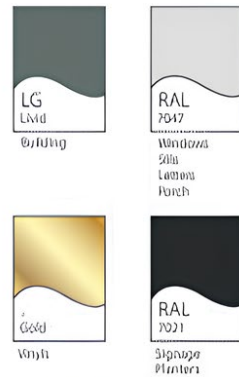
- Addition of two new upright freezers.
- Three new undercounter fridges, two undercounter freezers.
- Introduction of new pass-through dishwasher.
- Brand-new gas heated ring boiling top.
- New gas fryers, one single pan and one double.
- Three new microwave ovens.
- Addition of new ambient heated gantry.
- New gas griddle.
- Refurbishment of existing cellar, with an allowance for HEINEKEN Smart Dispense ®.



# External Refurbishment

## Signage and external works

- Full external redecorations and refurbishment
- New signage and lighting scheme
- Addition of close boarded fence to form rear yard area





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## 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](http://www.starpubs.co.uk)

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