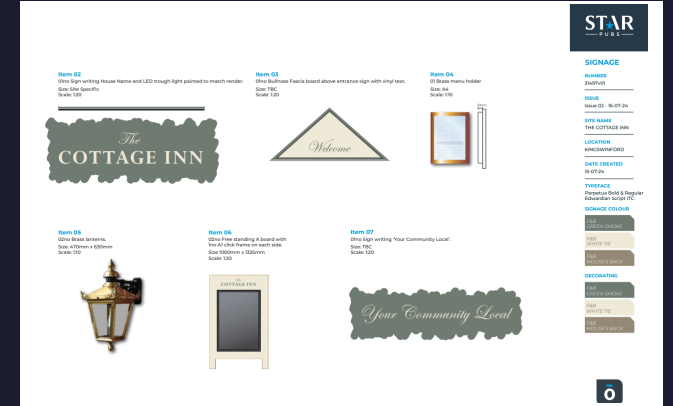
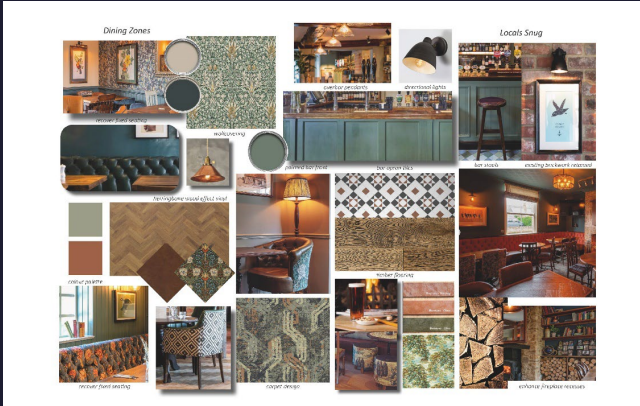




● The Cottage Inn, 534 High St, Kingswinford, DY6 8AW ●



Why Invest?

Exciting Opportunity: Cottage Inn, Kingswinford Pub Refurbishment!

This pub in Kingswinford is undergoing a full refurbishment, both inside and out, to create a high-quality community space. With completely redecorated interiors, upgraded dining areas, and a welcoming bar featuring a wide selection of beers, ciders, and spirits, it's set to stand out in a competitive local market. The addition of a fantastic pub food offer will provide a fresh reason for residents to visit, whether for a meal, a casual drink, or a family outing.

Elevate Your Investment: Witness the Transformation

Our investment will deliver a modern yet cosy venue with improved amenities, comfortable furnishings, and thoughtful touches like a refurbished fireplace and updated outdoor signage. This transformation aims to create a place where locals can relax, socialise, and enjoy everything from quality food to licensee-driven events in a stylish and inviting setting.

About the Opportunity



Target Customers

Local Residents:

- With a comfortable and stylish refurbishment, this pub will attract residents from Kingswinford and the surrounding areas. Its high-quality food and drink offer makes it a go-to spot for a relaxed meal or casual drink.

Social Diners:

- Perfect for groups of friends or couples, the pub's focus on great pub food fills a gap in the town. The inviting atmosphere and updated dining spaces will enhance the experience.

Families:

- The warm, welcoming environment and all-day trading make this a great choice for families seeking a meal or casual outing. The new food offer and thoughtful layout provide an enjoyable setting for all ages.

Casual Drinkers:

- With a wide selection of quality beers, ciders, and spirits, this pub will appeal to those looking for a comfortable space to unwind. The refurbished bar and cosy interiors offer an ideal setting for solo visitors or small groups.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, 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 straightforward pub menu with a selection of crowd pleasers to cater to every taste..

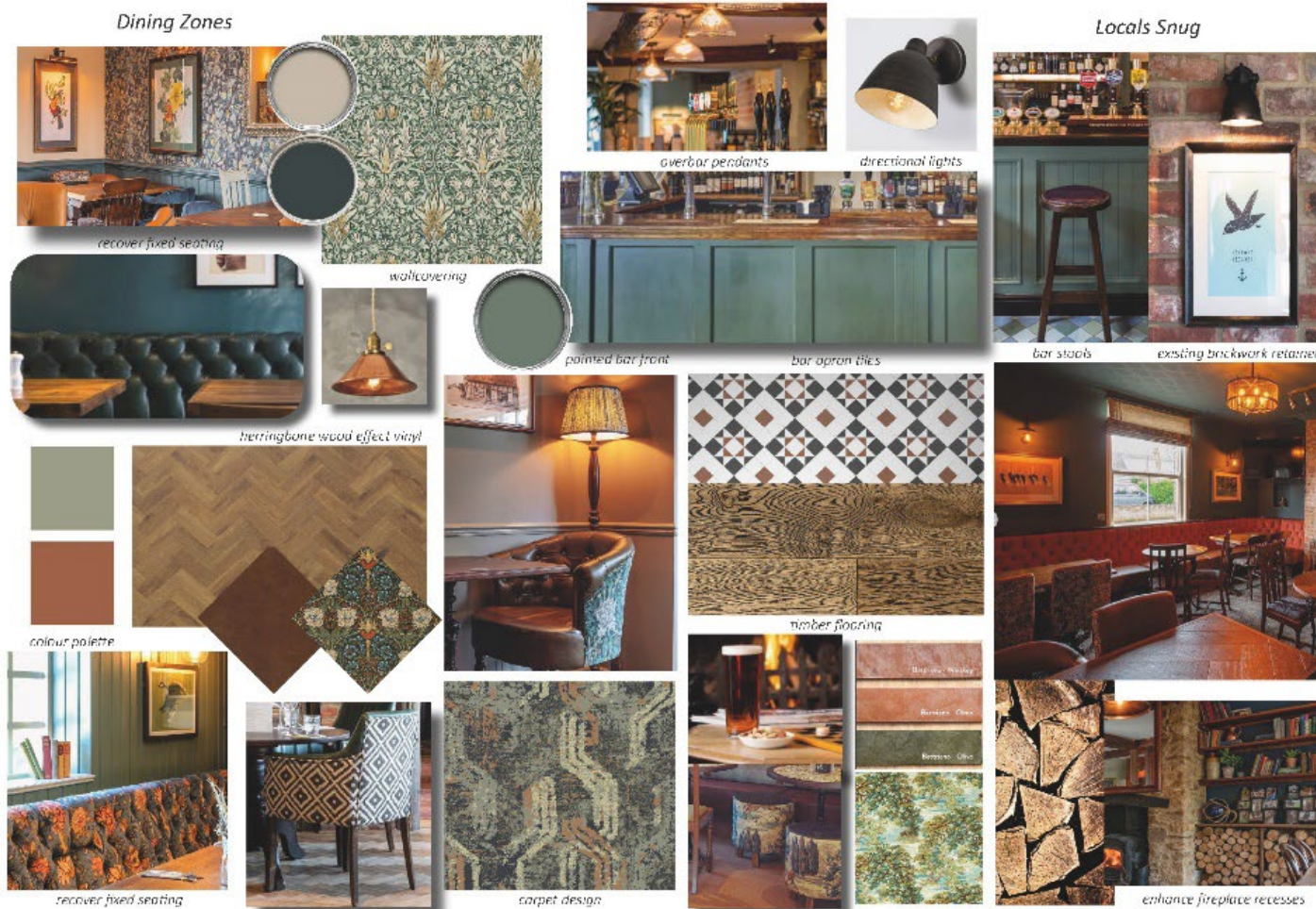
Coffee:

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

Events:

- The pub will offer live events and entertainment catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



External Mood Board

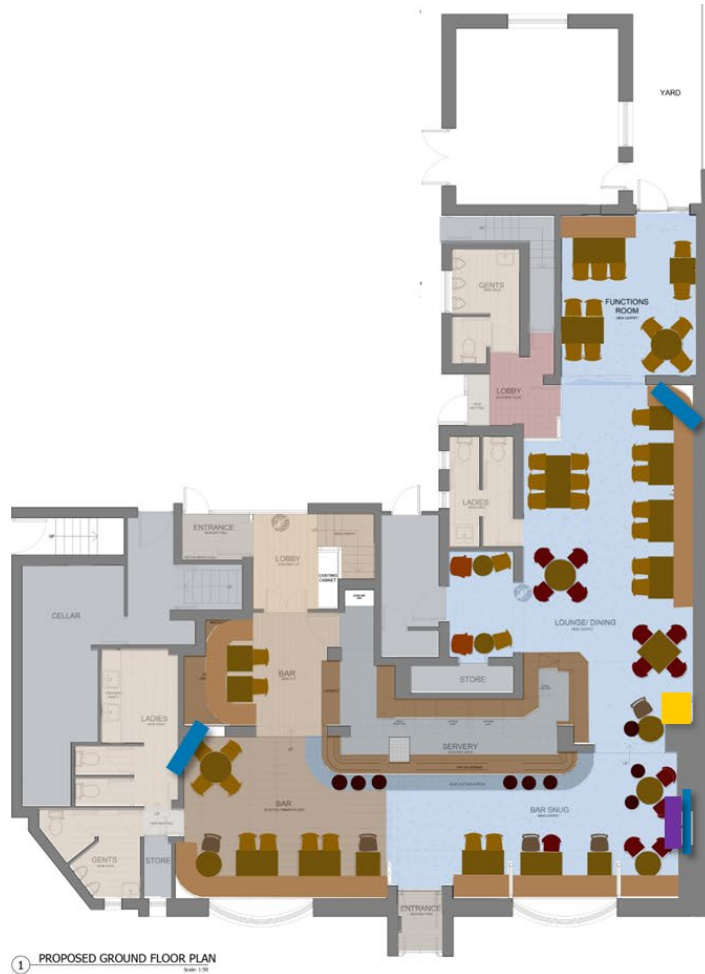
Toilet sparkle



First Floor Restaurant/ Functions



Rendered Floor Plan



Floor Plans & Finishes

1 Bar Servery Area:

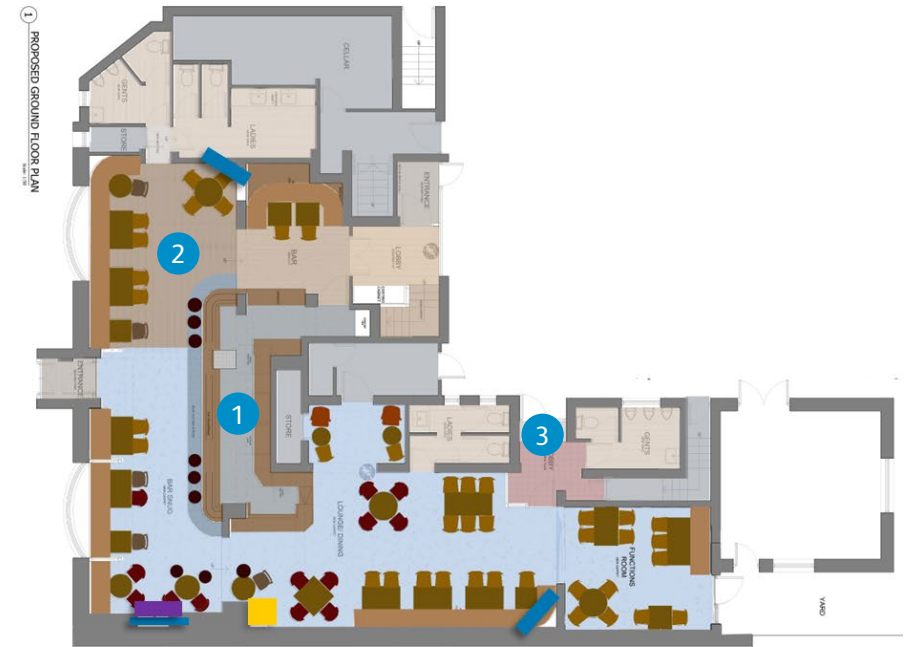
- Restore and refinish the existing timber floor with strip and re-stain treatment.
- Refurbish fixed seating for improved comfort and appearance.
- Install a new tiled apron for the bar area.
- Upgrade the bar counter, front, and back bar with strip, polish, and redecoration.
- Introduce new furniture and fittings.
- Carry out a full redecoration to modernise the space.

2 Bar/Dining:

- Full re-decoration.
- New Carpeting to be placed.
- Re-furbish exiting fixed seating.
- Overhaul existing fireplace.
- New fittings and furnishings.

3 Ladies & Gents Toilets:

- Full refurbishment of male and female toilets.



Floor Plans & Finishes

4 Rear Courtyard:

- Thorough jet wash and de-weeding.

5 Private Accommodation:

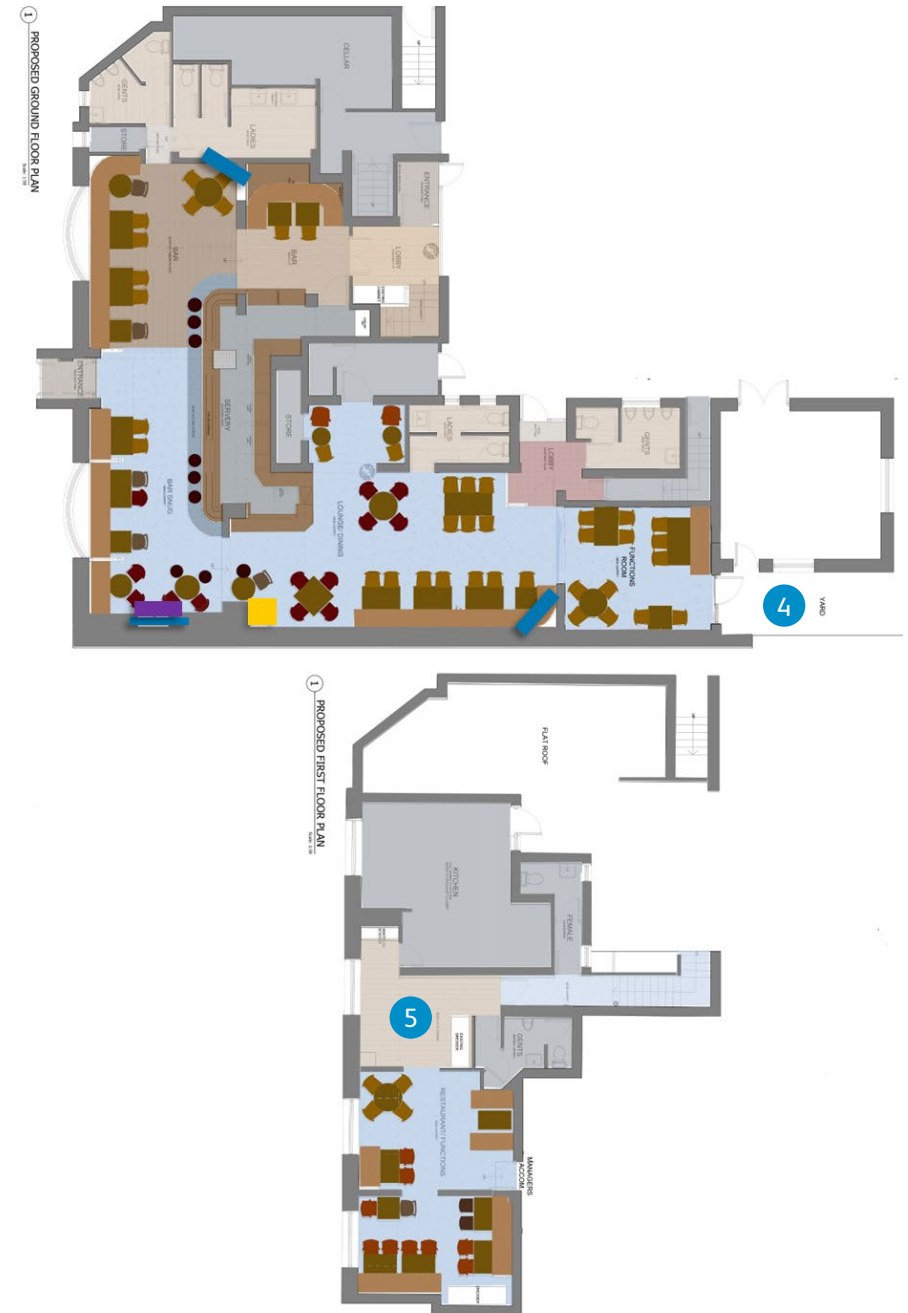
- Redecorate the stairwell and installation of new carpeting.
- Add select new kitchen equipment to enhance functionality.

Kitchen:

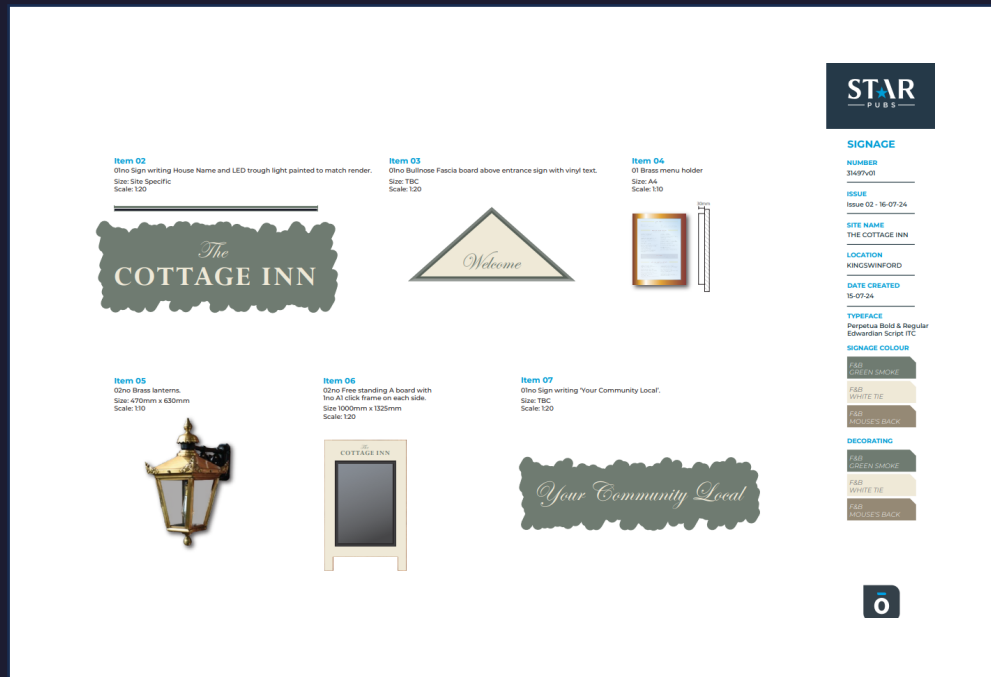
- Addition of new kitchen equipment.

Dining Area:

- Full re-decoration throughout.
- Addition of new vinyl flooring and carpeting.
- New furniture and fittings to be added.



External Refurbishment



Signage and external works:

- Complete external redecoration, including signage and lighting.



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.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

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