



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Three Tuns Pub Refurbishment Underway!

Situated in Bishop's Castle, a charming market town nestled amidst the picturesque landscapes of Shropshire, England, this pub presents a golden opportunity for investment. With a population of 1,893 and boasting a rich tapestry of natural beauty, history, and local charm, Bishop's Castle stands as a beacon for those seeking an authentic English experience. Surrounded by lush landscapes and steeped in history, this pub holds the promise of becoming the epitome of premium local hospitality.

Elevate Your Investment: Witness the Transformation

Positioned strategically with 1,115 residents within walking distance and only facing competition from four other pubs, the potential for success is undeniable. With a comprehensive refurbishment plan, including a revamped interior, upgraded kitchen facilities, and a star-studded exterior patio, this establishment is poised to offer the best of British pub culture. Coupled with an enticing drinks selection featuring the renowned Three Tuns Brewery Ales and a menu of Great British Pub Food, this venture promises to captivate both locals and tourists alike.

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Target Customers

When refurbished, The Three Tuns will appeal to:

The Local Enthusiast:

- The Local Enthusiast is deeply rooted in the community spirit and seeks a welcoming atmosphere to unwind after a day's work. They value traditional pub culture and are drawn to establishments that offer a sense of familiarity, making them a loyal patron of the refurbished pub.

The History Buff Tourist:

- They are enchanted by the rich heritage and historical landmarks surrounding Bishop's Castle. Eager to immerse themselves in the local culture, they seek out authentic experiences, making the refurbished pub an ideal destination to savour the essence of Shropshire's past while enjoying a pint of locally brewed ale.

The Outdoor Explorer:

- With Bishop's Castle as their playground, they relish in outdoor adventures amidst stunning landscapes. After a day of exploring, they'll stop by the pub for hearty meals and drinks, sharing tales of their escapades.

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The Offer

When refurbished, The Three Tuns will offer:

Drinks:

- Experience our revamped drinks selection featuring the full Heineken range complemented by 3 Three Tuns Brewery Ales, premium spirits, and a variety of soft drinks to cater to every taste.

Food:

- Indulge in the quintessential taste of Britain with our menu boasting Great British Pub Food, offering hearty classics to satisfy every craving.

Coffee:

- Start your day right with our full-on barista-level coffee experience, ensuring each cup is crafted to perfection for a truly satisfying brew.

Events:

- Patrons can join for lively entertainment and events held in the function room on weekends, promising an engaging experience for all patrons to enjoy.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1

General Trade Areas

- Sand and re-stain existing timber floors.
- Install new vinyl flooring at the bar servery.
- Introduce new backfitting in the lounge bar.
- Revamp bar front with modifications limited to the lounge/locals bar carcass.
- Reupholster existing fixed seating.
- Perform complete internal redecoration.
- Lay new vinyl flooring in the local bar.
- Install new decorative light fittings.
- Conduct service cleaning of fireplaces.
- Install a new glasswasher.
- Install new bottle coolers.
- Conduct internal signwriting.



Floor Plans & Finishes

2

Kitchen

- Perform decoration throughout.
- Install new non-slip flooring.
- Implement a new extract canopy.
- Acquire new catering equipment.
- Install a new gas interlock.
- Apply hygienic wall boarding to walls.

3

Toilets

- Complete redecoration throughout in both Ladies & Gents



External Refurbishment



Signage and external works

- Full external redecoration
- New external signage and associated lighting
- Clean out guttering
- LED revamping of existing light fittings



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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

Three Tuns, Salop Street, Bishops Castle, SY9 5BW