



## Three Tuns Inn, Bishops Castle

INVESTMENT PLAN ➤



# Three Tuns Inn, Bishops Castle

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## Three Tuns Inn Salop St, Bishops Castle, SY9 5BW

### Why invest?

- **Refurbishment Planned** – The Three Tuns Inn is a beautiful Grade II listed building, with plenty of character and charm. The planned refurbishment, including a bright and eye-catching external redecoration, will revitalise and celebrate this, greatly improving the kerb appeal of the site. A brand-new back bar servery with distressed timber cladding and contemporary finishes will better serve the cosy local's bar and 74-cover restaurant. Combined with a unique function space, the works will make the Three Tuns Inn a fantastic local that can be enjoyed by the whole community.
- **Great Location** – The Three Tuns Inn is nestled in a great location in the centre of Bishops Castle. Adjoined to the local brewery and in close proximity to nearby museums, amenities and guesthouses, there is a steady stream of footfall throughout the day. Bishops Castle is located just outside the Shropshire Hills Area of Outstanding Natural Beauty, meaning local walkers and tourists often visit the village in search of a great local pub filled with character, charm and an outstanding offer. The planned refurbishment will ensure the Three Tuns Inn offers exactly that.
- **Great Potential** – Currently, the Three Tuns operates as a local drinking and destinational dining pub, and is known for its rich history and ties with the local brewery. The incoming lessee will be able to capitalise and expand on this. The large and versatile function room, complete with its own entrance and bar, a private meeting room, and a cosy bar with real fires will amplify the pub's position as the best in town.

### Target customers

The Three Tuns will appeal to a wide range of customers from the immediate area, as well as attracting those from the surrounding towns and villages looking for a premium venue to dine and socialise in. This includes, families, groups and couples looking to savour the improved Sunday lunch and pub classics menu. The pub will also appeal to tourists and walkers visiting nearby attractions.

### Offer

Post-refurbishment, the Three Tuns will be an attractive, traditional-style pub with a modern finish where customers will love spending their time. The pub will offer:

- A large and versatile function room, with a private bar and entrance.
- A fantastic menu offering morning cakes, a full lunch offer and premium evening meals from locally sourced, seasonal ingredients.
- A great selection of drinks including cask and craft ale from the adjoining brewery.
- A cosy, traditional pub steeped in history.

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

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

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## Schedule for Three Tuns Inn

### Bar Servery

The bar servery will be refurbished in line with the premium look and feel of the pub, whilst being sympathetic to its heritage. Works will include:

- Refurbishing the existing back bar fitting to create a more eye-catching and contemporary space. It will also improve the merchandising and product display.
- Adding a new timber bar front with a distressed finish and polished oak top.
- Installing a new feature wine display cabinet, with metal grating creating a modern finish.
- Adding a new coffee machine for an improved coffee offer.
- Laying new safety flooring.

### Public Bar Area

The bar area will receive some decorative changes to establish an attractive, cosy feel throughout, helping the pub retain its local charm and character. This is a fantastic space for local customers to enjoy casual drinking with friends and family. Works will include:

- Laying new vinyl flooring.
- Retaining the existing stove fireplace and stone flags.
- Introducing an eclectic mix of casual seating, including soft sofa seating, upcycled wooden chairs and poseur bar stools.
- Installing new feature caged wine displays.
- Adding a new internal signage scheme.
- Installing new light fittings to create a brighter and friendlier atmosphere.
- Adding premium finishes, including tasteful bric-a-brac, unique framed artwork and refurbishing existing traditional features.

### Restaurant Area

The dining area will be redecorated to support the pub's 74 covers, with modern details, rustic floors and decorative elements that relate to the pub's heritage. Works will include:

- Retaining the existing fireplaces and flagstones.
- Retaining, stripping and polishing the existing timber flooring to highlight its natural quality and character.
- Finishing the area with new lighting, including pendant lamps and spotlights to brighten the space.

### Meeting Room

A meeting room towards the rear of the pub will be the perfect space for private dining occasions or more formal work meetings. It's generous space and ample lighting will make it versatile to any customer's needs. It will receive minor decorative works in line with the historic character of the pub.

### Function Room

The function room at the rear of the pub is a standout feature of the Three Tuns Inn. Complete with its own entrance, bar and stage, the space is capable of catering to any occasion; from large weddings to community events. Its versatility will allow the incoming operator to create multiple income streams, making use of a unique space in the area all week long.

### Kitchen

The existing kitchen will be fully compliant and ready to trade, with suitable appliances and equipment to suit the proposed new menu and support the pub's 74 covers.

### Toilets

The existing toilets will be repaired where necessary and redecorated in line with the pub's premium look and feel.

### Licensee Accommodation

A brand-new Manager's accommodation will be created for the incoming lessee to use. This will be in line with our 'Ready to Trade' promise so you can focus on creating an exceptional venue from the outset.

### Signage and External Area

The pub exterior, lighting and signage will be transformed to increase site visibility, communicate the pub's unique offering, and improve kerb appeal. Works will include:

- Repainting the facade of the pub.
- Adding sign-written letters directly onto the side facade.
- Adding a new signage scheme, including a circular swinging board, large lettering and A-frame boards.
- Installing a new lighting scheme, including lanterns and floodlights to improve evening kerb appeal.
- Softening the overall appearance with hanging baskets.

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