



The Golden Fleece, Chesterfield

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The Golden Fleece

9 High Street, Chesterfield, S40 1PS

Why invest?

- **Fantastic location** – Situated close to Chesterfield's busy market area, this pub has the scope to pull in locals and visitors to the area alike.
- **Stand out interior** – Its quirky internal layout means it is a pub people will remember, and is one of the best opportunities out there for a new operator

Target customers

- Daytime customers will be locals and visitors to the market and the town centre. This may be older consumers wanting smaller sized portions or a lighter option. It will also attract post work groups and mixed groups in the evenings and at weekends. A new hotel over the road may also help boost midweek trade with professionals that may be away for work, wanting a bite to eat away from the hotel, maybe a few pints and to enjoy live sport.

Offer

- A solid daytime food offer, including lighter options and small plates.
- Rhythm of the week events, including drinks offers and live sport events.
- A quirky interior layout ensures that the pub stands out from competitors.



Visuals are for illustrative purposes only. Schemes may vary post completion.

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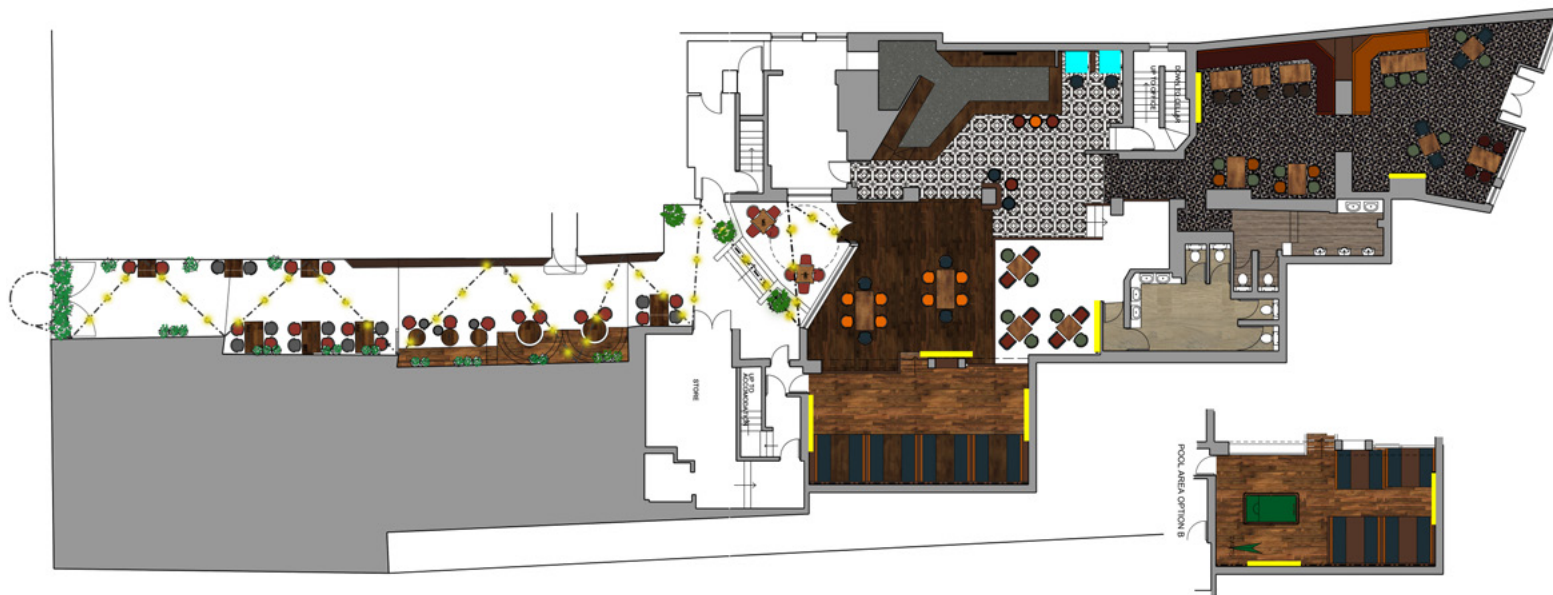
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This is a fantastic opportunity to take on a brilliant pub in a great location.

With its quirky layout, the Golden Fleece will really stand out from competitors. Its location close to the market will provide local and tourist footfall. With an offer featuring food, live sport and rhythm of the week events, this pub will have plenty of opportunity to bring in customers all week long and at different times.

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 Golden Fleece

Bar area

Works to the bar area will include the following:

- New timber flooring.
- New booths.

Lounge/dining area

Works to the lounge/dining areas will include the following:

- Existing wall panelling to be decorated and new theming provided.
- New carpet.
- New fully upholstered fixed seating.
- New loose seating and tables.
- New 50-inch TV.

Entertainment stage

Works to the entertainment stage will include the following:

- New loose seating and tables.
- Strip, stain and repolish existing floor.

Vertical drinking circulation area

Works to the vertical drinking circulation area will include the following:

- New drinks shelves.
- New rustic timber cladding, complete with signwriting.
- New tiled floor.

Vertical drinking area

Works to the vertical drinking area will include the following:

- Strip, stain and repolish existing floor.
- New rustic timber cladding, complete with signwriting.
- Existing drinks shelves restained and polished.

Toilets

Works to the men's and women's toilets will include the following:

- New vinyl flooring and stain existing vanity in gents and ladies.

Outside area

- New timber bench top to existing planters, forming seating.
- Wall planters hung.
- New feature sign writing to external wall.
- Festoon lighting with cage shades to random lamps.
- Poster cases on walls for offers.
- GOBO light to shine onto pavement.

Signage and lighting

- A full new signage and lighting scheme will complement the interior refurbishments.