



About the Opportunity



Why Invest?

Fantastic external refurbishment planned!

We are planning a £100,000 refurbishment that will drastically improve the external trading areas and exterior of the Wildfowler (with a proposed name change to the Queen Elizabeth). This will create an all-round, great community pub.

The pub will benefit from new signage and new paint which will dramatically improve its kerb appeal. We will also be adding new furniture and lighting which will increase the total number of covers for the pub.

Fantastic location

The Queen Elizabeth is based in Kings Lynn, Norfolk. It sits on a busy main road, close to the local hospital. There are nearly 10,000 adults living around the pub, with medium demographics. The pub has limited competition, but the pub's all-new look and feel make the Queen Elizabeth stand out.

Taps full of potential

The Queen Elizabeth has the potential to be the community pub with its excellent interior and soon-to-be refurbished externals. The food & drinks offer will be a major draw for customers and locals alongside the amazing beer garden with its 200 covers, which can be enjoyed during the warmer months of the year.

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Target Customers

When refurbished, the William Morris will appeal to:

- Local residents
- Friends, Colleagues & families

Offer

When refurbished, the William Morris will offer:

- A quality drinks range including premium & favourite beers, spirits, wines, no & low & soft drinks
- A food menu offering pub classics
- Televised sports and rhythm-of-the-week entertainment

External Mood Board

Tall planting to large pots



Festoon lighting throughout



Full new external signage scheme



Extend picket fencing to car park boundary



New external furniture



External Refurbishment



Signage and external area

Works will include:

- Full new signage scheme and external decorations to property (including timber work and windows.)
- Allow for new external furniture to front side and side areas.
- Retain existing gravel to fronting and dress with new furniture.
- Construct new small smoking shelter solution to road facing elevation.
- Existing planters to be retained - to be planted with tall trees.
- New festoon lighting to car park entrance to highlight walkway - to be installed on new posts.
- New festoon lighting to be strung across road facing elevation.
- Form new fence line across front of car park for safety reasons.
- Form new fence line across back of property (screen off for separate bin store area)
- General tidy up to shrubbery throughout site, grass cutting etc.



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**