



The Miners Arms, Macclesfield

INVESTMENT PLAN ►

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The Miners Arms

Wood Lane North, Macclesfield SK10 4PF

Why invest?

- **Significant Investment** – A planned £700k investment will transform The Miners Arms into an outstanding gastro pub with unlimited year-round potential for an ambitious and talented licensee. An extensive refurbishment of both the internal and external areas will increase covers to more than 300, providing a rare and exciting opportunity for someone with experience of delivering high turnover figures. Could that be you?
- **Ideal Location** – The Miners Arms will be a very special place post-investment. Situated in the affluent village of Adlington on the edge of Macclesfield, the venue will attract an array of people from families and couples to mixed groups and day-trippers. With a population of over 10,000 in the surrounding area, The Miners Arms - combined with its extensive refurbishment - will be the most atmospheric and trendy venue in the area.
- **Fantastic Potential** – Post-refurbishment, The Miners Arms has the opportunity to become the stand-out pub in the area, where there is strong demand for a new market-leading venue. The pub promises to be popular with both locals and visitors, offering quality, locally sourced food, an extensive range of premium drinks and a large terrace area which steps down to a large, beautifully landscaped rear garden.

Target customers

Following the refurbishment, The Miners Arms will appeal to a broad range of customers looking for a premium pub in the area. Customers will include:

- Local families, couples and mixed groups looking to enjoy great food and drinks, both at the weekend and throughout the week.
- Groups of friends celebrating special occasions with afternoon tea and weekend brunches.
- Day-trippers seeking a locally sourced Sunday lunch after visiting nearby attractions, such as the canal marina.
- Locals and passers-by looking for a welcoming venue to grab some stand-out gastro pub grub and a premium drinks selection, including cask ales.

Offer

Following an extensive refurbishment, The Miners Arms will be revamped into a beautiful, modern gastro pub, offering:

- A high-end yet welcoming local pub and eatery where locals can meet to socialise, while enjoying locally sourced food and premium drinks.
- A large beer garden offering an impressive number of outdoor covers and beautiful views over the landscaped garden.
- An exciting new market-leading venue in an affluent area.
- A great Sunday lunch offering.
- Afternoon teas and weekend brunches for those celebrating special occasions.

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View Bar Lounge Mood Board
View Dining Mood Board

Click on the **i**
to reveal details of the proposed refurbishment.

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Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

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This is an incredible 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

Or follow the simple online application process at www.starpubs.co.uk



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Schedule for The Miners Arms

Bar Servery

The large bar servery will be upgraded in line with the new premium look and feel of The Miners Arms. Works will include:

- Installing new bar backfitting to showcase extensive drinks selection.
- Introducing a stylish new glass storage screen.
- Painting the front of the bar in a rich teal colour.
- Fitting hard-wearing stone flooring to the bar area in front of the servery.
- Laying new altro flooring behind the bar.
- Adding new matting to the lobby entrance.

Bar, Snug and Lounge Areas

The Miners Arms benefits from being a large pub with multiple different bar areas for customers to enjoy, including a cosy snug and lounge. These areas will all be completely transformed as part of the significant investment being ploughed into the venue. Works will include:

- Sanding and repolishing existing timber flooring in the front bar area.
- Laying a new carpet in the lounge.
- Adding new furniture to increase covers throughout.
- Implementing a new mid-height chef's table in the rear bar area to accommodate groups and special occasions.
- Building a feature wine wall display in the rear bar area.
- Installing a feature timber floor in the rear bar area.
- Refurbishing existing furniture.
- Reupholstering armchairs where required.
- Fitting new decorative lighting throughout to create an ambient atmosphere.
- Modifying the existing fireplace and adding rustic logs to make it a focal point of the snug.
- Redecorating the entire space and finishing with trendy mirrors, art and bric-a-brac.

Link and Dining Areas

The Miners Arms' brand-new dedicated dining room will be accessed via a link area which will be overhauled to create a stylish and airy space for customers to enjoy food and drinks. Works will include:

- Installing a feature skylight with a planting raft overhead in the link area.
- Fitting new timber flooring to the dining room.
- Adding new furniture to both the link corridor and dining room.
- Laying new stone flooring in the link area.
- Building feature booth seating in the link area.
- Hanging modern wall art.
- Painting walls with a contemporary yet minimal colour scheme.
- Fitting timber wall cladding in the dining room.

Toilets

The Miners Arms' toilets will be extended to provide new male, female and accessible facilities. Works will include:

- Laying tile flooring in the male and female toilets.
- Fitting altro flooring in the accessible toilet.
- Decorating toilet areas as required, to complement the refurbishment of the venue.

Kitchen

New altro flooring and matting will be added to the large trade kitchen to support the expected increase in use due to demand.

External Areas

To capitalise on The Miners Arms' new premium offering, the external areas will be completely revamped. Works will include:

- Extending the beer garden and terrace to increase covers.
- Installing new paving and gravel to the garden terrace.
- Adding stylish new outdoor furniture to the terrace and beer garden.
- Cleaning existing paving and outdoor furniture.
- Replacing the existing play area with grass.
- Removing hardstanding from the garden area.
- Adding new BBQ to drive outdoor food sales.
- Repairing the tarmac in the car park.
- Relocating the signpost to drive kerb appeal.
- Laying new matting at all exit doors.

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