



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Miners Arms Pub Refurbishment!

We're investing heavily in the Miners Arms in Adlington, giving it a full top-to-bottom refresh inside and out. This includes redecorating all trading areas, upgrading the toilets and bar, and adding a brand-new kids' play area. The garden, car park, and patio will be fully landscaped, and we're fitting new signage and lighting. Once complete, this will be the best-looking pub in the area—ideal for an experienced operator with a background in food looking to take the reins of a standout country pub.

### Elevate Your Investment: Witness the Transformation

Set in a peaceful rural spot near the Macclesfield Canal, the Miners Arms has no direct competition nearby and attracts a steady flow of walkers, dog owners, and countryside visitors year-round. With 65 covers, a smart premium-local look, and a traditional menu supported by a quality drinks range, this is a great opportunity for someone looking to run a well-backed pub with long-term potential. Private accommodation is included, and we're here to support you every step of the way.

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## Target Customers

### Weekend Walkers & Dog Owners:

- With scenic countryside, canal paths, and a marina nearby, the pub is perfectly placed for walkers and dog owners looking to relax with a meal or drink after a day outdoors.

### Destination Diners:

- People from surrounding towns and villages are likely to make the short drive for quality, traditional food in a freshly refurbished setting with great views and a peaceful atmosphere.

### Local Families:

- With a new play area, spacious garden, and family-friendly food offering, the pub will appeal to parents looking for somewhere relaxed to bring the kids.

### Affluent Locals & Retirees:

- The area's wealthy residents and retirees will be drawn to a comfortable, premium local with a good coffee offer, regular events, and a warm, welcoming feel.

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## The Offer

### Drinks:

- A strong mix of trusted core brands and premium options, including top beers from across the UK and Heineken favourites, this variety caters to everyone, ensuring the pub appeals to a broad audience.

### Food:

- A straightforward pub menu with a selection of traditional options, to cater to every taste, with the opportunity to be further developed by the new licensee.

### Coffee:

- A quality coffee and tea selection will be available all day, catering to those dropping in for a quiet cuppa or meeting up with friends.

### Events:

- Regular entertainment, including live music and charity nights, will help keep things lively and bring the local community together

# Internal Mood Board



# External Mood Board





# Floor Plans & Finishes

## 1 General Trade Areas:

- Minor alterations to back bar fitting and new LED strip lighting
- Sand and polish bar top
- New carpet, sand and polish existing wooden flooring.
- Replace/refurbish loose F&F where possible
- Internal repairs following roof leak and damp
- Provide and fit new log burner
- New entrance matting
- Paint front bar
- Strip and stain high level timber beams
- Reupholster fixed seating

## 2 Gents Toilets:

- Redecoration where necessary
- Upgrade light fittings
- New extraction fan if required
- Board up window and re-tile to half height behind the ash hand basins



# Floor Plans & Finishes

## 3 Ladies Toilets:

- Redecoration where necessary
- New vanity unit with new wash hand basins
- Upgrade light fittings

## 4 Accessible Toilet:

- Prepare and redecorate

## 5 Domestic Accommodation:

- Decoration where necessary
- Replacement of 3 windows

## 6 Sustainability:

- Loft insulation and LED lighting throughout

## 7 Trade Kitchen:

- New altro flooring
- 3 new microwaves
- Regrout wall tiles in wash up area



# Floor Plans & Finishes

8

## Beer Garden:

- Refurbish external bar and BBQ area
- Repairs to decking in front of the external bar
- Repairs to the kids play area, to include a new soft pour flooring
- Provide new kids play equipment
- New garden benches
- Grass cutting and landscaping works
- Supply bottle coolers to the external bar



# External Refurbishment



## Signage and external works:

- External repairs prior to redecoration
- New signage and lighting as per agreed scheme
- Car park work to infill selective potholes
- Car park white lining
- Repair/replace broken fencing
- New Indian stone flooring where specified
- Relocate the external fence line to the rear of the pub kitchen
- External redecoration of main pub building and concrete bollards
- Jet wash and de-weed all paving, patios and paths
- Clean out gutters and leave watertight
- Check drains to ensure they are flowing and operational
- New garden benches



## 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? Get in touch.

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 [www.starpubs.co.uk](http://www.starpubs.co.uk)

● **Miners Arms, Wood Lane North, Adlington, Macclesfield, SK10 4PF** ●