



● The King's Arms, 9 Bolton Road, Silsden, BD20 0JY ●

# About the Opportunity



## Why Invest?

### Exciting Investment Opportunity: The Windmill Pub Refurbishment Underway!

Located in Failsworth, Manchester, this pub investment offers a unique opportunity to become a pivotal part of a bustling local community. With a rich history dating back to the Industrial Revolution, Failsworth boasts landmarks like the Failsworth Pole and the renowned Failsworth Hats factory. Surrounded by a densely populated area with a mix of low to medium affluence, the pub appeals to a diverse demographic of approximately 5,804 adults within a 10-minute walk.

### Elevate Your Investment: Witness the Transformation

Surrounded by landmarks such as Daisy Nook Country Park and the Manchester City Etihad Stadium, this pub stands out as a focal point for locals and visitors alike. Boasting a strategic location near Tesco superstore and convenient transport links, including the Metrolink Tram system and the M60, the pub is primed for success. With a welcoming atmosphere, great value food, live sports, and versatile entertainment options, The Windmill is poised to become the beating heart of the community.

# About the Opportunity



## Target Customers

When refurbished, the Windmill will appeal to:

### Local Families and Community Members:

- Appealing to families and community members residing in the surrounding area, the pub offers a welcoming environment for gatherings and celebrations, the Windmill is poised to become a cherished venue for local families and community members.

### Sports Fans:

- With live sports coverage from Sky & BT, coupled with traditional pub games like pool, darts, and dominoes, the pub attracts sports enthusiasts looking for a lively atmosphere to watch their favourite teams. **Trusted**

### Locals:

- Catering to individuals who appreciate quality cuisine at competitive prices, the pub's Just Add Talent food offer, complemented by regular promotions, ensures a delightful dining experience - boasting around 46 dining covers and a commitment to serving delicious meals.

### Event Organisers:

- Drawing in event planners and organisers in search of a versatile venue, the pub provides space for intimate gatherings and functions. With its layout allowing for both substantial food trade and a lively local bar scene, The Windmill offers flexibility for hosting a range of events, from quizzes to charity fundraisers, making it an appealing option for those coordinating social occasions.

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## The Offer

When refurbished, the Windmill will offer:

### Drinks:

- Envision enticing your patrons with a range of premium beers, exquisite spirits, and a curated wine selection, tailored to enhance the pub experience and drive profitability.

### Food:

- Picture the straightforward food offerings of the pub, providing basic yet satisfying JAT menu with occasional specials to maintain interest, offering a reliable source of income without overwhelming kitchen demands.

### Coffee:

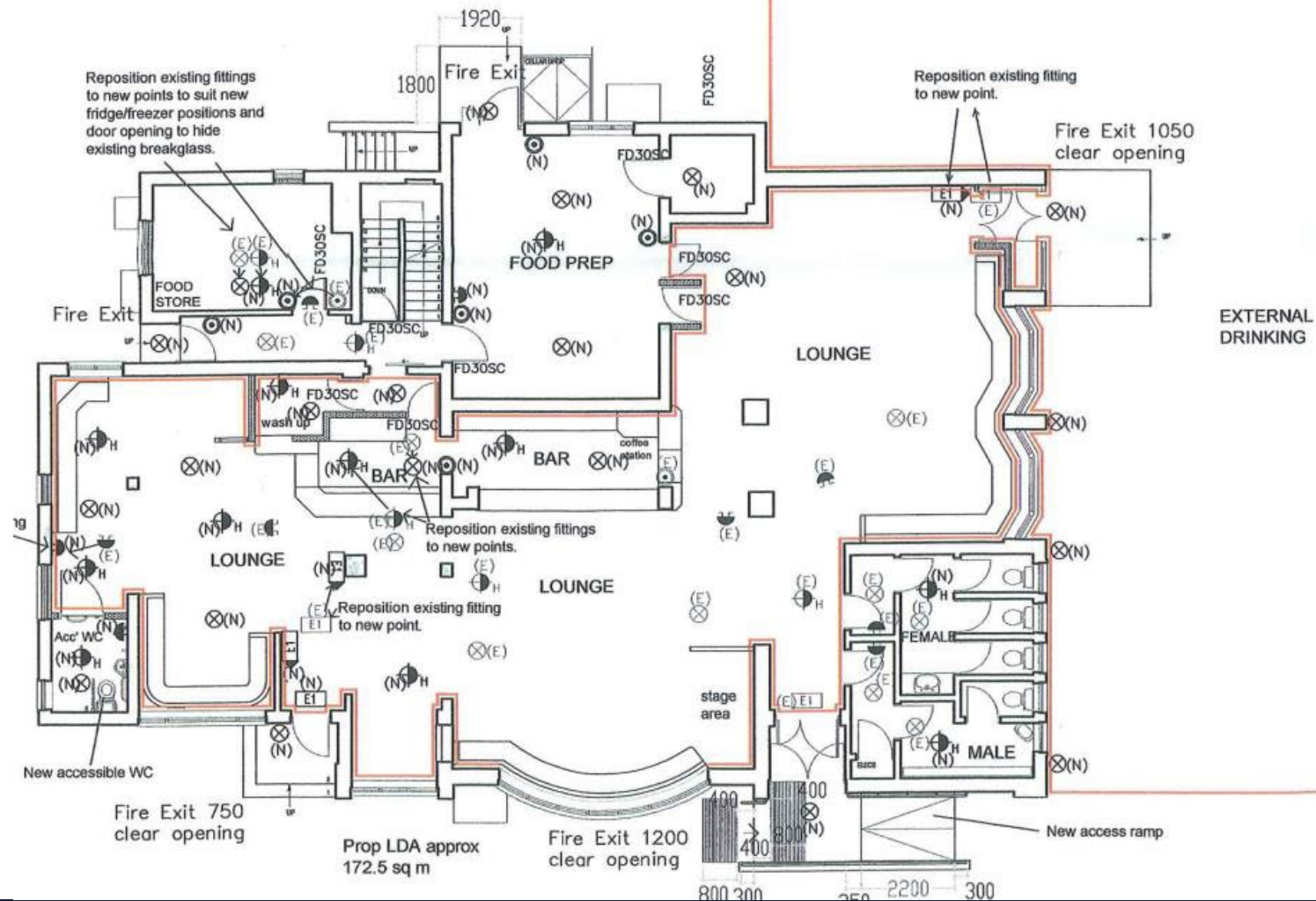
- Start the day right with a bean-to-cup coffee offering, ensuring a fresh and satisfying brew every time.

### Events:

- Imagine occasional live acoustic performances adding a touch of ambiance to the pub's atmosphere, creating subtle yet memorable moments that enhance the overall experience without overshadowing the laid-back vibe of the establishment.

# Rendered Floor Plan

Maintained emergency luminaires designed and constructed in accordance with BS 4533 (kite mark stamp), or be certified to ICEL 1001. Those shown outside are to be external fittings.



# Floor Plans & Finishes

## 1 General Trade Areas

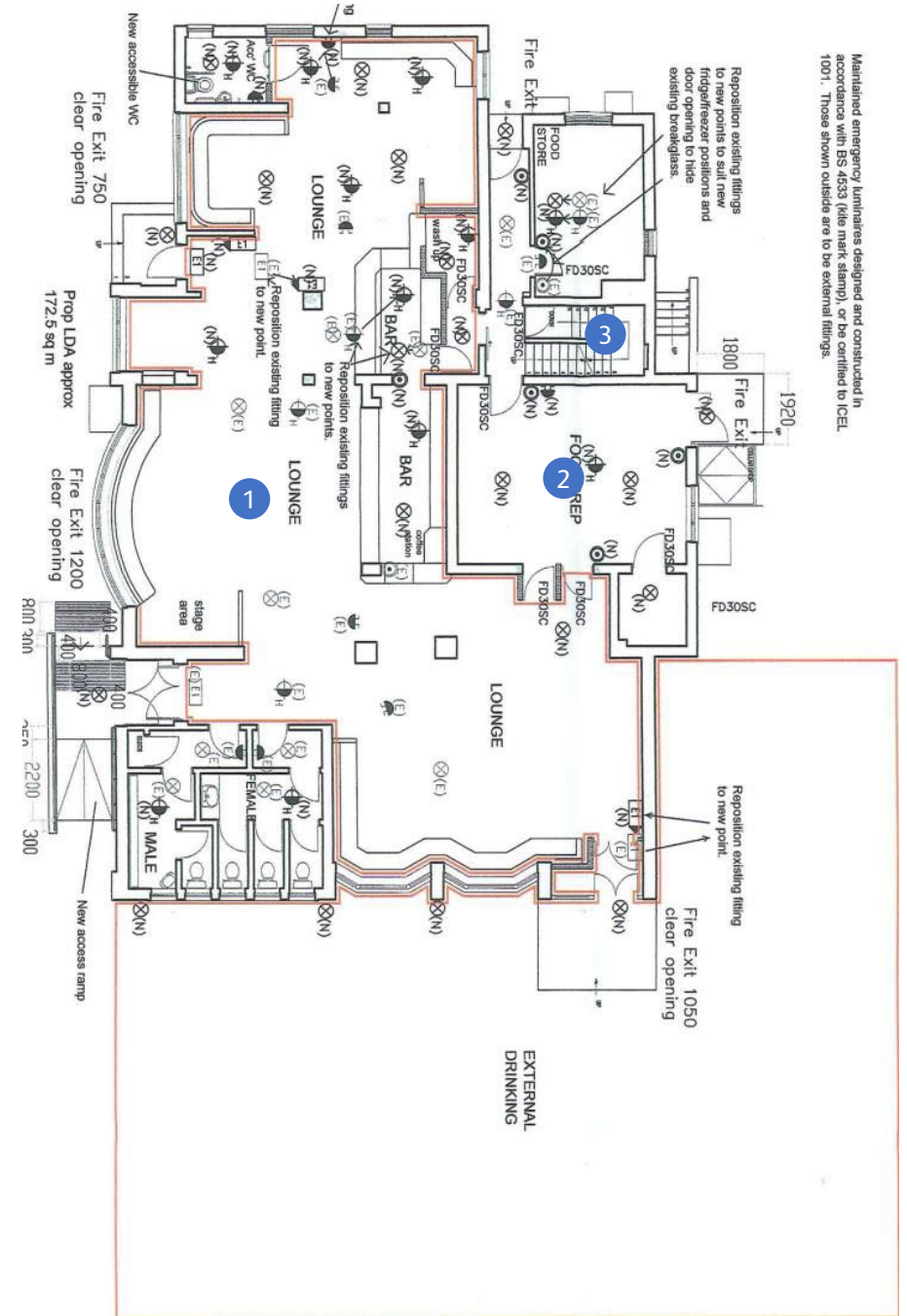
- Renew double bottle cooler to bar area

## 2 Kitchen

- Repairs to existing walk-in freezer & coldroom
- New single pan fryer
- New heated gantry
- New griddle

## 3 Private Accommodation

- New carpeting where applicable
- New white goods to kitchen area
- Deep clean and retained F&F



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