



About the Opportunity



WHY INVEST?

Just Add Talent

This will be suited to a wet led operator or someone keen to take on their first pub as this will be offered under our Just Add Talent Management agreement. It will be ideal for someone who is looking to embed themselves within the local community.

Complete refurbishment planned

The Malt Shovel will undergo a full internal refurbishment of all the trade areas and toilets, forming 3 clear zones within the pub – Bar, Lounge and Sports. The outside will be fully redecorated, with new signage transforming the site into a great wet led, community pub.

Village Location

The Malt Shovel is situated in the village of Drighlington, between Leeds and Bradford. The Village has over 5000 people living in it, and in a 10 min walk time we have just over 2300 adults which extends to 5000 adults in a 20 min walk time. Most of these people are of low affluence and in a 20-minute walk time the 3 largest mosaic groups are Dependable me, Classic Grandparents and Bungalow Haven.

SO, COULD THAT BE YOU?

About the Opportunity



TARGET CUSTOMERS

When refurbished, the Malt Shovel will appeal to locals that live within the Village and wider area that are looking for a wet led offer, maybe to watch live sport, play some traditional pub games.

OFFER

- A selection of draught beer, cider, and cask ales
- A wide range of wines & spirits
- An extensive selection of soft drinks

SUSTAINABILITY

- Loft Insulation will be provided to all accessible loft areas
- Low Energy Lighting

Internal Mood Board



External Mood Board





Floor Plans & Finishes

1 MAIN BAR

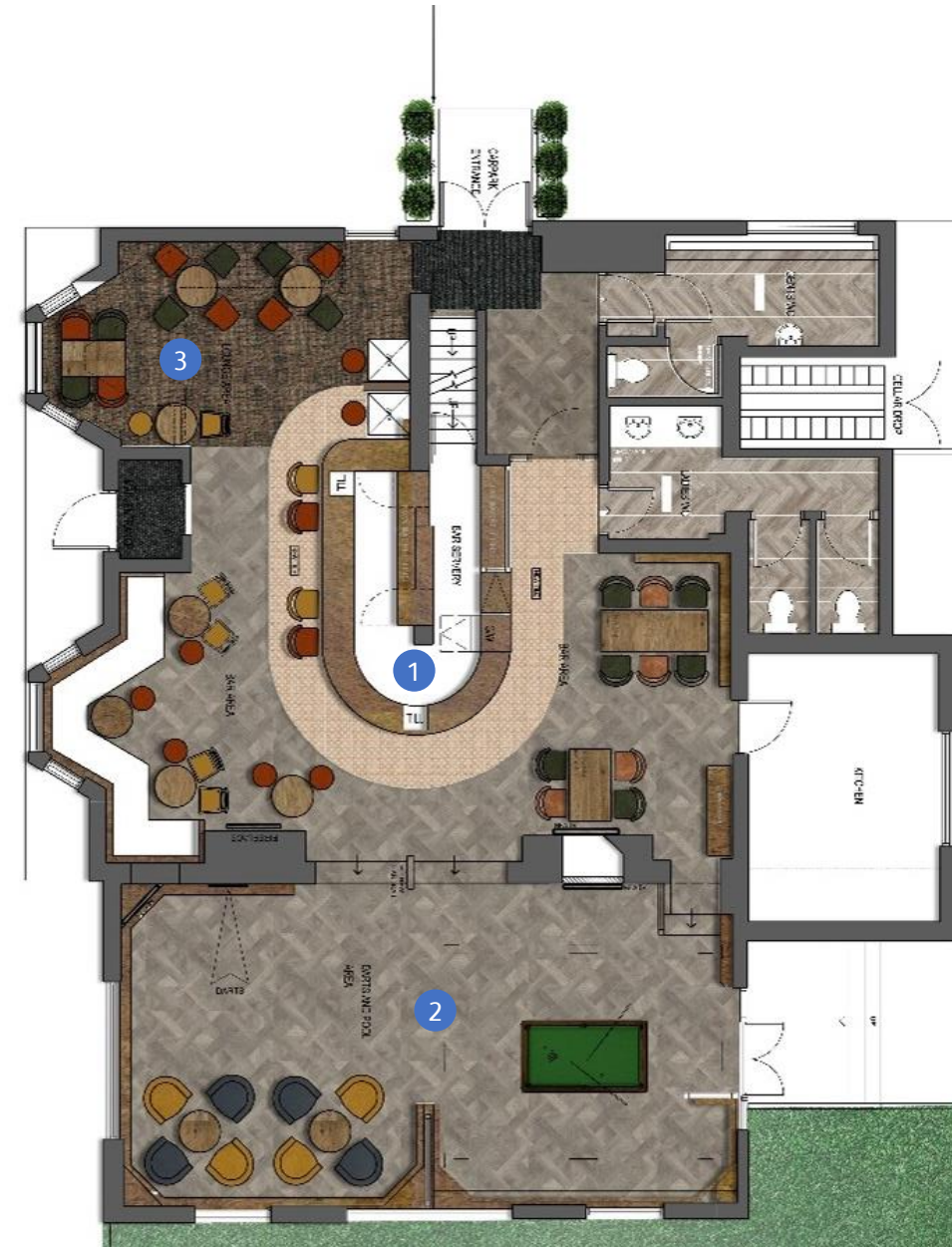
- New tiled surround to bar servery
- Remove section of fixed seating
- Lay new vinyl flooring
- Re upholster the existing fixed seating

2 GAMES ROOM

- Remove sections of fixed seating to create pool/darts area
- New vinyl flooring
- New darts throw screen and drinks shelf

3 LOUNGE AREA

- Remove sections of fixed seating
- Install new carpet



Floor Plans & Finishes

3 TOILETS & LOBBIES

- Lay new matting and vinyl flooring to the lobbies
- Re-decoration to male, female and accessible WCs
- New flooring to male, female and accessible WCs
- Repairs to existing sanitary fittings

4 TRADE AREA

- Strip out Kitchen Equipment only
- Install Services / CCTV and Safe only
- Decorate throughout the Trade Area.
- Install TV's, sound system.

5 DOMESTIC ACCOMMODATION

- Decorations to PQ Areas only
- New Vinyl to Bathroom and Kitchen
- Lay carpets throughout the 1st Floor areas
- Provide Cooker, Fridge and Washing Machine only
- Repairs only to existing Kitchen and Bathroom
- Provide new FR Doors where required



External Refurbishment



SIGNAGE AND EXTERNAL AREA

The pub exterior, lighting and signage will be refreshed to position it as an attractive community pub. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- External redecoration of main pub building. Plus installing new signage and lighting (subject to planning approval)
- Car park. Tarmac repairs to entrance
- Rear garden: relay pavement
- New external furniture to grass area
- Renovate bar servery and remodel back bar fitting
- Paint Bar front



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**

BUILDING CO

