



● THE FOX, 413 GREEN LANES, PALMERS GREEN, N13 4JD ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Transformational refurbishment planned

A fabulous refurbishment will transform the Fox into a great pub with great food. Inside, the pub will be redecorated throughout. Other upgrades throughout the pub such as overhauling the bar servery, redecorated toilets, refurbished furniture and installing a new Smart Dispense system will give the pub a much more premium feel.

Outside the pub, a redecoration will allow for new signage and lighting. We will also be adding a new covered courtyard with heaters and additional lighting.

Affluent area

The Fox is located Palmers Green, London. The pub itself is situated in the heart of Palmers Green on the High Street. There are 1,700 adults living within walking distance of the Fox and limited competitor pubs within a ten-minute walk. The nearby train station (with a direct route to central London) and the retail shops and amenities attracts passing trade to the pub.

A pub with huge potential

The Fox is a large site. With 135 internal & 45 external covers, it will give locals and tourists a reason to visit the pub. This is a fantastic opportunity to take on a completely refurbished site in an iconic building. With a lack of similar venues in the area, there is a great opening to capitalise all-year round by being a destination site. All we're looking for is the right operator who understands the dynamics of a town centre pub....

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished the Fox will appeal to :

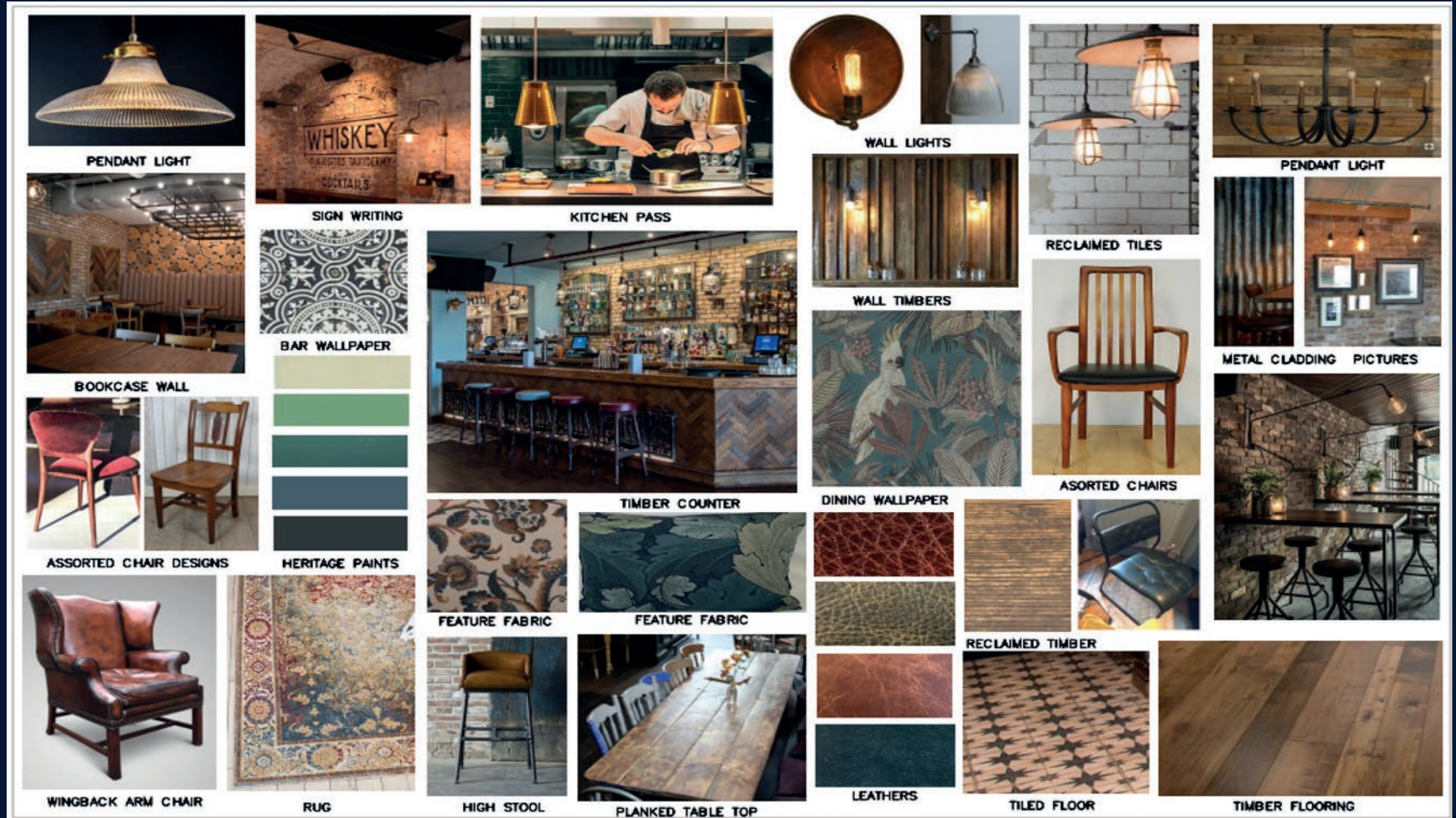
- A broad range of customers in the local area, attracting all ages and groups.
- Customers looking for a great garden, quality food and drinks

OFFER

The offer of the newly refurbished the Eagle will include:

- A premium focused range of drinks including premium lagers, craft ales and high-quality wine, spirits and soft drinks
- Great mix of food appealing to all consumers during all trading periods
- Coffee and Wi-Fi
- Live entertainment including jazz music, quiz nights and live sports

INTERNAL MOODBOARD



INTERNAL MOODBOARD



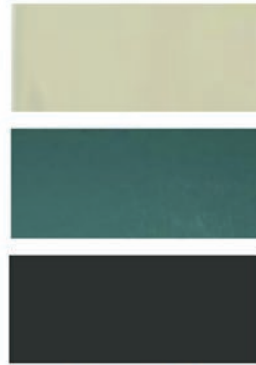
BULKHEAD LIGHT



WARM LED LAMPS



WALL LIGHT



PAIN T COLOURS



WALLPAPER TO LADIES VANITY WALL



RECLAIMED TIMBER



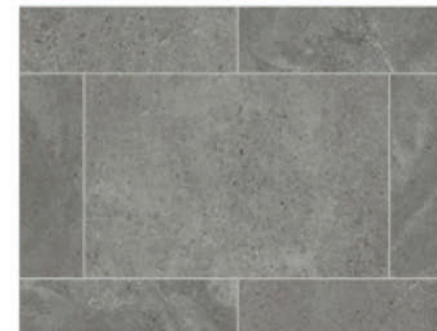
CERAMIC WC



DADO HEIGHT WALL TILING TO GENTS



GENTS PEDESTAL BASIN



FLOOR TILING

EXTERNAL MOODBOARD

SIGNAGE:

- ITEM A. TWO X SHAPED FASCIAS WITH APPLIED HOUSENAME LETTERS FINISHED GOLD. SIGNWRITTEN-SECONDARY TEXT. BLACKENED WOOD BACKGROUND.
- ITEM B. ONE X FEATURE WROUGHT IRON. DOUBLE SIDED PICTORIAL SIGN. ILLUMINATED BY WALL LIGHTS.
- ITEM C. ONE X LARGE AMENITY/CHALKBOARD TO RIGHT HAND YARD.
- ITEM D. TWO X AMENITY BOARDS.
- ITEM E. ONE X ENTRANCE SIGN.
- ITEM F. TWO X POSTER CASES WITH PRINTED BACKGROUND.
- ITEM G. TWO X REMOVABLE CHALKBOARD SIGNS BELOW THE FRONT WINDOWS.
- ITEM H. ONE X LARGE SIGNWRITTEN IMAGE TO REAR YARD.
- ITEM I. TWO X FREE STANDING 'A' BOARDS.
- ITEM J. INDUSTRIAL STYLE PAVEMENT STYLE SCREENS WITH SIGNWRITTEN IMAGE.
- ITEM K. FROSTED WINDOW VINYL.
- ITEM L. ONE X LARGE FEATURE LANTERN ON DECORATIVE WROUGHT IRON BRACKETWORK.
- ITEM M. NINETEEN X FLOODLIGHTS.
- ITEM N. EIGHT X UP/DOWN LIGHTS.
- ITEM O. REPAINT EXISTING STONE FOX AND LETTERING ABOVE THE ENTRANCE.

SIGN COLOURS:

- R&B Ammonite
- Black
- RAL 1005
- Gold finish

TYPEFACES:

- LHF Destre, Source serif, Bite, Chocolate

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

GROUND FLOOR TRADING AREAS

Works will include:

- Full internal decoration to trade public areas, WCs, bar counter & backfitting, stair well to basement, corridor, and lobbies
- New lighting design to current plan, locations or controls included
- Hard flooring – tiles, timber & Altro (including stair nosings) to all areas.
- The supply and installation of sanitary wear for the ladies, gents and accessible toilets.
- New counters, backfitting and glass wash area as current drawings.
- The supply and fitting of fire doors and suitable fire compartmentation walls to comply with Building Regulations.

2

KITCHEN & BASEMENT AREAS

Works will include:

- New mechanical air in to be provided from ground floor to roof plant
- Decorate office, staff room, plant room, bottled beer store, cooled beer store, barrel drop & corridor areas, storage areas and staircase.



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

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

- External repairs and redecoration
- Decoration of the shared bin area
- New signs and lights to current design and subject to planning approval
- Paving to the front of the public house within the site boundary
- The building is to be left watertight from roof plant to basement
- The roofs are to be left watertight
- Leave foul waste drainage and sump pump drains free flowing and fully operational



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