



About the Opportunity



Why Invest?

Complete refurbishment planned

A well-finished refurbishment will transform the Park View into a great pub in the community with great food. Will also be extending the trading area to create more occasions for people to enjoy what the pub has to offer. The Park View will increase seating capacity by 36 covers through a rear extension. To support the increased trade, the trade kitchen will receive works to improve capacity.

Seaside town location

The Park View is located in Worthing, a seaside town of East Sussex. Worthing is located at the foot of the South Downs and 10 miles west of Brighton. There are over 5,000 adults within a 10-minute walk of the Park View with 80% medium to high affluence, with only one other pub in this area. This gives it a great local catchment.

A pub business with bags of potential

The Park View will operate as an excellent venue for the people of Worthing and neighbouring towns once refurbished. The planned investment will allow us to fully re-decorate the pub and give the ample passing trade a reason to visit. These changes as well as the fabulous outdoor space, will give the pub the ability to appeal to a broad spectrum of consumers who want to meet friends for a drink or to enjoy a lovely meal. This pub has bags of potential. All we are looking for is the right operator.

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Target Customers

When refurbished, the Park View will appeal to a very broad spectrum of customers, including:

- A broad range of customers, from families with children to couples enjoying a mid-week treat
- Singles coming for a drink and meal after work

Offer

When refurbished, the Park View will offer:

- Premium drinks range, from Amstel to craft beer offering such as Beavertown and Brixton
- Traditional pub food at a high standard
- Coffee and Wi-Fi
- Entertainment as part of the rhythm of the week

Internal Mood Board



External Mood Board

Item A. 1no. New halo lit letters to front.
 Item B. 1no. Halo lit letters to RHS.
 Item C. 1no. New individual letters to LHS and rear. Lit by trough lights.
 Item D. 1no. New fret cut pictorial sign on new bracket with individual letters, applied vinyl and print. Lit by trough lights.
 Item E. 1no. Amenity board with applied chalkboard and vinyl next to entrance.
 Item F. 2no. New amenity boards with applied vinyl to post.
 Item G. 2no. New curved amenity boards with applied vinyl.
 Item H. 2no. A boards with applied vinyl and chalkboard.
 Item I. 1no. Signwritten wording to wall. (Wording TBC).
 Item J. 2no. Signwritten welcome wordings to entrances.
 Item K. 1no. Panel with applied print to wall. Lit by floodlight.
 Item L. 4no. Wall lanterns to entrances.
 Item M. 15no. LED floodlights. 3no. to rear.

star
PUBS & BARS

Project: The Park View
Location: Worthing

Date: 26/05/2023
 Drawn By: G.C
 Revision: 2

* The design, manufacture and installation of this signage is subject to the approval of the relevant authorities. The client is responsible for obtaining all necessary permissions and consents. The client is responsible for the cost of any necessary permissions and consents. The client is responsible for the cost of any necessary permissions and consents.

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CSI
SPECIALIST SIGNAGE CONTRACTORS

Rendered Floor Plan



Floor Plans & Finishes

1

Main Bar

Works will include:

- Create an opening in the load-bearing wall for the new external double door to Pergola area; incl. new lintel
- Repair to walls and floors where disturbed
- Touch-up decoration to the wall where new door installed

2

Kitchen & Services

Works will include:

- Additional kitchen equipment being provided
- New lighting and small power layout to pergola area
- Existing fire alarms and emergency lighting assumed compliant, extend existing system to cover new pergola area
- Ensure property is compliant for electrical, gas, emergency lighting and fire alarm systems
- Ensure property is compliant for fire safety



External Refurbishment



Signage and external area

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

Works will include:

- External repairs prior to redecoration
- External redecoration of main pub building to include previously painted surfaces only, incl. scaffolding
- New external signage
- Remove existing decking
- Form new perimeter wall to create new terrace area incl. new decking and balustrade
- Install new pergola system incl. retractable roof, gutters, glazed side panels
- Form new shed style timber structure to create prep/store area, incl. white roc to walls, concrete floor, felt roof cover
- Create a covered walkway between prep/store and extension building



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

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