



ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic Refurbishment Planned

A well-finished refurbishment will transform the Bear into a premium community pub. Inside, the pub will be redecorated the dining area with new floor finishes, fixed seating and cage planters. There will minor works to the bar, and minor enhancements to the flooring throughout the rest of the pub. The toilets will undergo decoration, and trade kitchen and cellar will receive required decoration and additional fixed kitchen equipment.

The refurbishment will include the addition of an all-new signage and lighting will also be installed, giving the pub a 'face-lift' to give it fantastic kerb appeal. We will also add new outdoor furniture and lighting.

Affluent Village Location

The Bear is located in the village of Wrecclesham, on the outskirts of Farnham, only 2 miles from the centre. Wrecclesham is known for sporting hubs for cricket and rugby. Farnham is a historic market town nestled in the rolling Surrey Hills. Farnham is a short drive from the pub, making the Bear a great place to stop on the way into the town centre. There are strong affluence levels surrounding the pub with 61% high and 26% medium affluence. The local demographics suggest a good demand for quality food and drink.

The Firm Favourite!

The Bear will operate as a community favourite once refurbished. The planned investment will allow us to fully re-decorate the pub and give the ample passing trade a reason to visit. With a revitalised offer and vibe, the pub will appeal to customers who want to meet friends for a drink or to stop for a drink or bite to eat before and after their shopping trips or visiting the nearby market. All we're looking for is the right licensee...

SO, COULD THAT BE YOU?

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TARGET CUSTOMERS

When refurbished, the Bear will appeal to a very broad spectrum of customers, the main demographics being:

- Well-qualified older singles with incomes from successful careers
- High achieving families living fast-track lives, advancing careers, finances with their school aged kids
- Retired residents in sizeable homes whose finances are secured by significant assets and generous pensions

OFFER

When refurbished, the Bear will offer:

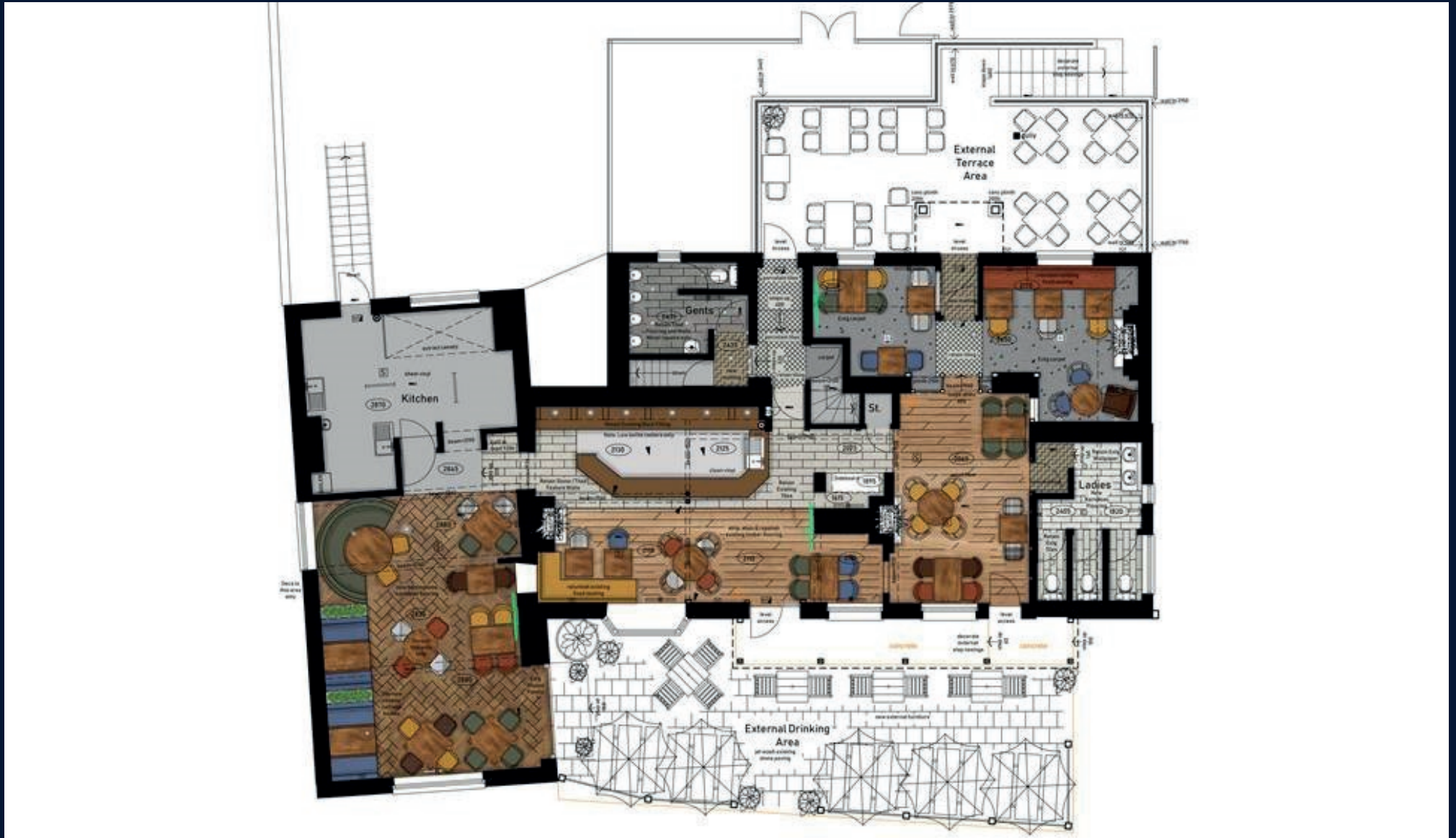
- A premium, quality range of drinks including beers such as Amstel, to Beavertown and spirits and wines
- A traditional, home-cooked pub food menu
- Coffees to attract day trade
- Entertainment such as sport, quizzes, entertainment, student and community events as part of the rhythm of the week & month

INTERNAL MOODBOARD



*Bear & Ragged Staff
Farnham*

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

KITCHEN & CELLAR

- Retain flooring
- Clean canopy and add lighting
- Adjust drainage and supplies (Minor)
- General clean and minor decs
- Electrical & Gas repairs to align to equipment renewals
- Decorations to cellar
- Provide minor additional fixed kitchen equipment subject to survey

2

TOILETS

- Retain all wall finishes throughout, minor repairs to tiles
- Provide new vinyl floor to ladies WC
- Clean down and overhaul sanitaryware
- Decorations throughout

3

TRADE AREAS GENERALLY

- Internal decoration to dining/function area only (LH side of trade area)
- New floor finishes to dining/function area only (LH side of trade area)
- Clean down and minor enhancements of retained flooring to the rest of trade area
- Restain bar counter
- Provide new fixed seating and cage planters to dining / function area
- New lighting to dining/function area only, minor overhaul of existing retained in rest of trade area



FLOOR PLANS & FINISHES

PRIVATE ACCOMMODATION

- Decoration throughout
- Add secondary glazing to 4no. windows
- New vinyl floor to bathroom and WC
- Clean kitchen tiles
- Retain all other flooring
- Overhaul sanitaryware; Check
- Add FD30 door to kitchen
- Check and comply fire alarm and emergency lighting
- Form new kitchen complete, including flooring, cabinets, white goods

GENERAL WORKS & SERVICES

- New lighting and small power layout to suit design
- Check and certify fire alarms and emergency lighting
- Ensure property is compliant for electrical, gas, emergency lighting and fire alarm systems.
- Update managers accommodation to acceptable standard within S2L requirements



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA



- External repairs prior to redecoration
- External redecoration of main pub building to include previously painted surfaces only.
- New signs, post sign, and lights to current design and subject to planning approval.



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