



About the Opportunity



Why Invest?

Exciting Opportunity: Old John Peel Pub Refurbishment!

We're investing heavily in giving the Old John Peel in Bowness a full refresh - inside and out. The pub is getting a full internal refurbishment to bring out its traditional Lake District charm, alongside a smart and sympathetic makeover on the outside. This includes new signage, improved access to the roof garden, and fresh touches throughout that'll give the place real curb appeal. With 73 covers inside and 38 outside, plus a catering kitchen and private accommodation upstairs, it's a solid setup for an experienced operator.

Elevate Your Investment: Witness the Transformation

Set in the heart of Bowness - right by the Beatrix Potter attraction and next to the main village car park - this is a busy tourist hub with strong footfall from both locals and the 15 million annual visitors to the Lakes. Yes, there's competition nearby, but with the planned investment and the right food-led offer, there's a real chance to stand out and build something special here. We're putting the work in - now we're looking for someone with the right experience to bring it to life.

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Target Customers

Lakes District Tourists:

- With millions of visitors each year, the pub is perfectly placed to welcome tourists looking for a bite to eat or a drink in a classic Lakes setting. Its central location near top attractions makes it an easy and appealing stop.

Local Residents:

- Living just a short walk away, locals can enjoy a reliable, friendly spot for midweek meals, weekend drinks, or casual meet-ups. A consistent food and drink offer, plus welcoming service, will help make it their go-to pub.

Visiting Families:

- Families exploring the nearby Beatrix Potter centre or Lake District sights will appreciate a relaxed, child-friendly pub offering familiar food and a garden space. Quick service and accessible options make it an ideal family stop.

Food-Focused Visitors:

- People looking for a good meal in a cosy setting will be drawn by the pub's classic menu with a local twist. An experienced operator can turn it into a top choice for those wanting quality food without the fuss.

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The Offer

Drinks:

- A well-rounded range including popular HEINEKEN products, cask ales, and a selection of premium wines and spirits. Designed to cater to both casual drinkers and those looking for something a bit more special.

Food:

- Pub favourites with a local twist—hearty, familiar dishes using quality ingredients that reflect the Lakes setting. Perfect for both sit-down meals and casual dining.

Coffee:

- A reliable pod coffee machine for quick, consistent hot drinks throughout the day. Ideal for morning trade and non-drinkers looking to warm up or unwind.

Events:

- Still to be confirmed, but there's potential for occasional live music, quiz nights, or seasonal events. These can help build regular footfall and give locals a reason to visit often.

Internal Mood Board



External Mood Board



NEW FESTOON LIGHTING
TO EXISTING CANOPY



NEW TIMBER PLANTERS



NEW BARREL TABLES WITH STOOLS



NEW TABLES & CHAIRS

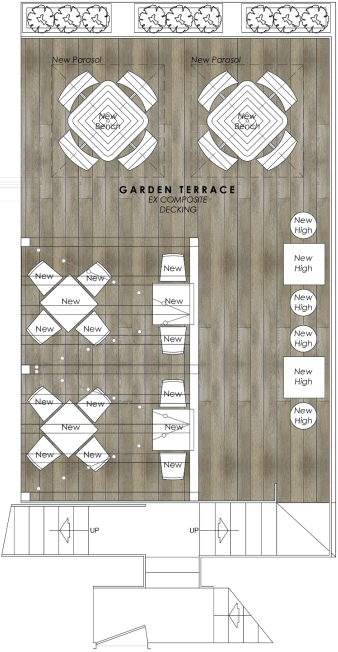


NEW BENCHES WITH PARASOLS

Rendered Floor Plan



GROUND FLOOR PLAN AS PROPOSED



ROOF TERRACE PLAN AS PROPOSED

Floor Plans & Finishes

1 General Trade Areas:

- Strip out redundant floor coverings, furniture, and joinery.
- New floor finishes: timber-effect, stone-effect, carpet and entrance matting.
- Full internal redecoration.
- Modify backfitting to accommodate additional bottle cooler and install new rear countertop; sand and repolish front counter.
- Remove fixed seating and install new mid-height seating and timber screen with drinks shelf.
- Timber cladding to replace existing doors and frames.

2 Customer Toilets:

Gents:

- Full redecoration and lighting improvements.
- Retain and deep clean existing sanitaryware and floor tiles.

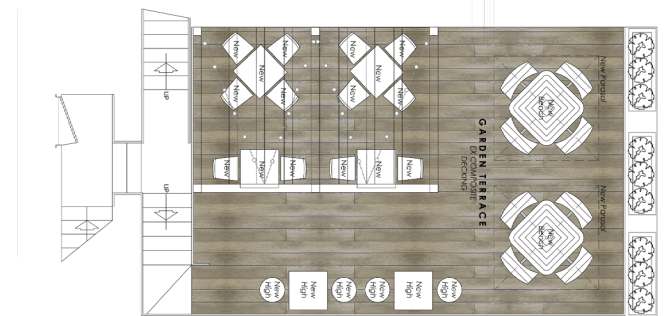
Ladies:

- Full redecoration and lighting improvements.
- Replace vanity top.
- Retain and clean existing sanitaryware.
- Install new vinyl flooring.

GROUND FLOOR PLAN AS PROPOSED



ROOF TERRACE PLAN AS PROPOSED



Floor Plans & Finishes

3 Kitchen:

- Install new equipment, canopy, gas interlock and air input per contractor spec.
- Install new wall cladding, safety flooring, and decorations.
- Fit new stair nosings.

4 Domestic Accommodation:

- Minor repairs and decorations throughout.
- New vinyl flooring to kitchen and replace flooring elsewhere as required.
- Remove carpets where necessary.
- Note: Option to relocate kitchen to first floor (not required currently).

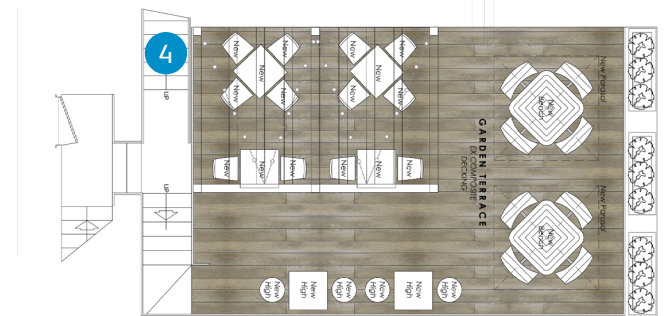
5 Cellar:

- Repairs and full redecoration.
- Relocate services to remove ice machine from cold cellar.
- Smart Dispense already installed.

GROUND FLOOR PLAN AS PROPOSED



ROOF TERRACE PLAN AS PROPOSED



Floor Plans & Finishes

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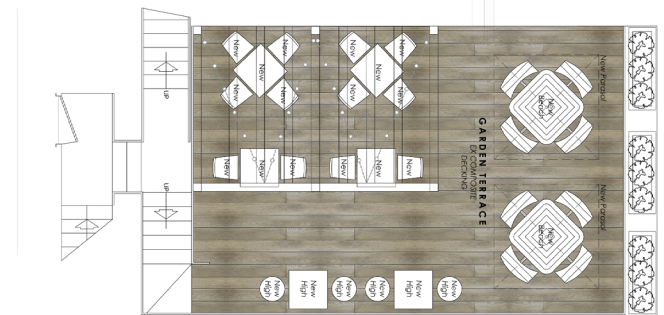
Fixtures & Fittings:

- Fixed and loose catering equipment.
- Bar equipment: glass wash, ice machine, bottle coolers.
- New AV system and TVs.
- Operational intruder alarm and CCTV (if required) Tills, PDQs, and back-office systems.
- WiFi and phone installation.
- Internal and external decorative lighting.
- Window treatments and loose furniture.
- Fixed seating upholstery.
- Artwork, bric-a-brac, poster cases, and blackboards.
- Planters and planting.
- Fire-fighting equipment.

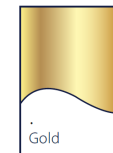
GROUND FLOOR PLAN AS PROPOSED



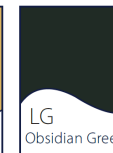
ROOF TERRACE PLAN AS PROPOSED



External Refurbishment



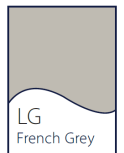
Letters
Lantern



Building
Vinyls



Windows



Signage
Surrounds
Building

Signage and external works:

- Full external redecorations to painted masonry, joinery, fencing, and balustrade.
- Pre-decoration joinery repairs.
- New signage scheme including directional signwriting to balcony.

- New fencing and gates to form bin store and secure top of service stairs.
- New gates to private stairs.
- New timber planter with trellis screen.
- New aluminium edge trim to decking.
- Retain and overhaul existing canopy structure.



STAR
PUBS

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? Get in touch.

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