



## Spindle & Thread, Shepley

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Visuals are for illustrative purposes only. Schemes may vary post completion.

## Spindle & Thread Shepley, HD8 8EL

### Why invest?

- **Extensive refurbishment** – An exciting £350,000 refurbishment will transform Spindle & Thread (formerly The Cask & Spindle) into a premium, destination food outlet with a stylish, contemporary feel. The layout will be altered to create clear zones in the pub, with a bar area and various dining spaces to maximise the number of covers.
- **Foodie haven** – The pub will also become a premium dining destination for both locals and visitors from further afield. There will be 115 internal covers, and a further 90 externally courtesy of an al fresco dining terrace. The large number of covers, along with the amount of people in the local area, mean that the pub has huge profit potential.

### Target customers

- The pub will appeal to couples of all ages from the local and surrounding area who want a great food and drink experience. The area is affluent, so people will be willing to pay for a great gastronomic experience.
- Small groups are equally important and will need to be a focus for any operator, while families will also be welcome.

### Offer

- The food offer is the pub's pièce de résistance, but the transformed trade areas will also be important. The zonal system will introduce a cosy feel, while a bar area will provide a relaxed environment for those who just want to pop in for a drink.
- A range of premium lagers, wines, spirits and soft drinks will complement the gastro pub-style menu.
- An al fresco sun terrace will be a popular attraction.
- A car park with over 40 spaces will appeal to those coming from further afield.

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View Internal Moodboard



Click on the  to reveal details of the proposed refurbishment.



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**This is a fantastic opportunity to take on a community pub that's ready for refurbishment and growth.**

An extensive refurbishment will significantly enhance the potential of this historical village pub. The revamped food offer will turn the pub into a go-to gastronomic destination, and extensive interior and exterior refurbishments will match the new premium food offering. This is a great opportunity for an experienced entrepreneur with a flair for food.

**Interested? Call us today.**

Call on 08085 94 95 96

Or follow the simple online application process at [www.starpubs.co.uk](http://www.starpubs.co.uk)

### Schedule for the Spindle & Thread

#### Bar servery

Works to the servery will include the following:

- The existing bar and backfitting will be refurbished, with feature tiles and mirrors added.
- The bar top will be polished in an oak finish.
- New overhead gantry displays and feature over-bar lighting will be added.
- A feature tiled bar apron will be added.

#### Bar area

Works to the bar area will include the following:

- The existing floor will be replaced with new timber flooring.
- New brickwork will be added throughout.
- New purpose fixed seating will be added, and existing furniture will be refurbished.
- Full redecorations will take place throughout.
- New decorative lighting will be added throughout.

#### Dining area

Works to the dining area will include the following:

- New feature fixed booths will be introduced.
- The existing bookcase/dresser feature will be adapted to add appeal.
- New feature timber flooring will be added, along with a new carpet and floor finishes.
- A new feature glass and oak screen with decorative decals will be introduced.
- Feature purpose tables and pendants will be added.

#### Kitchen

Works to the kitchen will include the following:

- The existing equipment will be serviced and cleaned.
- Full redecorations will take place.

#### Toilets

Works to the toilets will include the following:

- Full redecoration and deep cleans will take place in both the men's and women's toilets.
- A new accessible WC will be formed.

#### Outside area

Works to the outside area will include the following:

- The existing terrace will be extended and enhanced, with new timber balustrading added around the stone-paved space. New lighting and planting will also be added.
- New planter boxes and hanging baskets will be added.
- New external furniture will be added.
- A general tidy up will help to spruce up the outdoor area.

#### Signage and lighting

A full new signage scheme will complement the interior refurbishment. Works will include the following:

- A new amenity board will be provided, along with a history board.
- A new feature sign-written gable will be introduced.
- New lighting will be added.