



The Bretherton Arms, Chorley



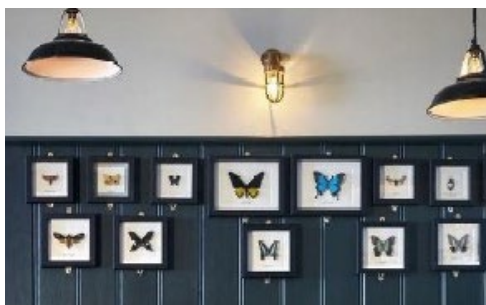
INVESTMENT PLAN ►

ABOUT THE
OPPORTUNITY

FLOOR PLAN &
FINISHES

EXTERNAL
REFURBISHMENT

FIND OUT MORE



The Bretherton Arms

252 Eaves Ln, Chorley PR6 0ET

Why invest?

- **Extensive Refurbishment** – An extensive internal and external refurbishment will elevate The Bretherton Arms to become the only premium pub in an area which is in need of a trendy new local. Investment in a large rear beer garden will increase capacity to 188 covers, while the installation of a kitchen serving home cooked pub classics will guarantee year-round appeal for locals looking to socialise while enjoying great pub food and premium drinks.
- **Convenient Location** – Located in a highly-populated part of Chorley, with more than 11,000 adults living within a 20-minute walk radius, The Bretherton Arms benefits from great visibility, passing trade and very little competition. The venue also offers a large car park at its premises, catering to both locals and visitors.
- **Exciting Potential** – The Bretherton Arms has the potential to become the go-to social hub for local groups, couples and individuals looking for somewhere new to socialise and enjoy weekly entertainment, including quizzes and acoustic live music. All it needs is someone driven enough to unlock its potential. Could that be you?

Target customers

- Following the refurbishment, The Bretherton Arms will appeal to a wide variety of customers, including:
- Groups of friends looking to socialise while enjoying a range of drinks, including premium spirits and craft beers.
 - Sociable couples and groups who enjoy pub quizzes and acoustic music nights.
 - Retired local residents looking for a lunchtime or early dinner meeting place on weekdays.
 - Families and young adults looking for good value pub classics and Sunday lunches.

Offer

- Following an extensive refurbishment, The Bretherton Arms will be transformed into a premium and modern local pub, offering:
- An exciting new venue in the local area for groups of friends to meet and socialise in.
 - An improved cask and keg offer on beers and lagers, with some craft beer on draft.
 - A brand new, spacious beer garden at the rear of the pub featuring 124 covers, to encourage alfresco drinking and dining throughout the warmer months.
 - A keenly priced range of quality drinks, including premium spirits and wines.
 - A family-friendly menu featuring great quality "pub classics" at affordable prices.
 - A great venue that will host weekly quizzes, daily food promotions and act/acoustic solo entertainment.

APPLY FOR THIS PUB



The Bretherton Arms, Chorley

ABOUT THE
OPPORTUNITY

FLOOR PLAN &
FINISHES

EXTERNAL
REFURBISHMENT

FIND OUT MORE



[View Internal Mood Board](#)
[View External Mood Board](#)

Click on the **i**
to reveal details of the proposed refurbishment.

APPLY FOR THIS PUB

Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

◀◀ 3 ▶▶

The Bretherton Arms, Chorley

ABOUT THE
OPPORTUNITY

FLOOR PLAN &
FINISHES

EXTERNAL
REFURBISHMENT

FIND OUT MORE



Click on the **i**
to reveal details of the external refurbishment.

Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

◀◀ 4 ▶▶

APPLY FOR THIS PUB



The Bretherton Arms, Chorley

ABOUT THE
OPPORTUNITY

FLOOR PLAN &
FINISHES

EXTERNAL
REFURBISHMENT

FIND OUT MORE



This is an incredible opportunity to take on a pub business that's ready for refurbishment and growth.

This project will significantly enhance the business' 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.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk



The Bretherton Arms, Chorley

Schedule for The Bretherton Arms

Lobby/Entrance

Changes will be made to the lobby to improve the customer experience upon arrival. Works will include:

- Laying new matting to the front entrance.
- Replacing existing decorative glazing on the front door panel.

Bar Servery

As the pub's focal point, the bar servery will be upgraded with premium finishes in line with the modern look and feel of the venue. Works will include:

- Sanding and repainting the front bar and bar top.
- Modifying back bar shelving and recladding the rear with mirrors and tiles.
- Installing a new decorative screen above the bar to conceal the wash up area.
- Adding under-bar shelving to increase storage space.

Bar and Dining Area

The bar and dining area will be revamped and redecorated to create a comfortable, stylish space with a modern, rustic look. Works will include:

- Reupholstering existing fixed seating areas with stylish, faux-leather fabric.
- Relocating existing ceiling lights.
- Installing a new television behind the fixed seating area.
- Laying new carpets.

Lounge Areas

The Bretherton Arms features two cosy lounge areas which will be improved in line with the premiumisation of the venue. Works will include:

- Installing a decorative fire surround to the chimney breast.
- Reupholstering existing fixed seating areas.
- Laying new carpets throughout.
- Centralising existing ceiling light and adding a new light.
- Adding a new television and removing outdated ceiling fan.

Toilets

Both the ladies' and the gents' toilets will be deep-cleaned, revamped and redecorated to reflect the new feel of the rest of the venue. Works will include:

- Installing new vanity units, sinks, taps and mirrors.
- Cleaning existing tiles.
- Replacing carpets with decorative altro flooring.
- Redecorating the toilets to complement the new aesthetic.
- Adding new toilet seats.
- Applying repair works where required.

The Kitchen

A new commercial kitchen will be installed, complete with any required repairs to existing flooring, to accommodate The Bretherton Arms' new focus on offering customers good quality pub classics.

Signage and External Areas

To capitalise on The Bretherton Arms' prominent location, the external areas will be enhanced to attract passing trade, and to reflect the new look inside the venue. Works will include:

- Creating a beer garden at the rear of the venue, featuring picnic benches and a stylish timber pergola area, complete with artificial planting.
- Adding a scaffold pole to support atmospheric festoon lighting.
- Removing existing smoking shelter and any associated debris.
- Renewing car park surface area and white lining to create a more efficient layout.
- Improving planting in rear car park to make it more aesthetically pleasing.
- Lining the edge of the walkway with a picket fence.
- Modifying the existing signage in a black and cream finish, highlighting the pub's new premium offer.
- Updating the lighting scheme at the front entrance to showcase the pub's new look to passing trade.

APPLY FOR THIS PUB

