



Whitakers Arms, Accrington



INVESTMENT PLAN ►

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Whitakers Arms Burnley Rd, Accrington, BB5 6HG

Why invest?

- **Contemporary Refurbishment Planned** – Following a beautiful refurbishment, the Whitakers Arms will become a premium and contemporary pub, whilst still retaining its cosy traditional feel. The proposed works will create a pub with a broad and versatile offering where the whole community can socialise. The welcoming bar and lounge areas, with cosy seating and stripped back aesthetic, will offer a casual drinking space for local drinkers and diners alike. Meanwhile, the flexible dining area, enhanced by details such as metal chandeliers, will offer multiple income streams, supporting the pub's local seasonal menu but still retaining the option for a large function space. This tasteful regeneration will place the Whitakers Arms at the centre of the local community, as well as pulling diners in from further afield.
- **Outstanding Location** – The Whitakers Arms' location will allow the incoming operator to capitalise on the demand for a great local pub in the area. Located in the picturesque outskirts of Accrington, the pub is near plenty of residential housing, providing a steady flow of passing trade throughout the day and night. The nearby crematorium also provides an opportunity for the pub to host functions in its exceptional function space.
- **Competitive Set** – The outside area will be a key part of this renovation. With a new paved terrace and outdoor dining furniture, the outside space will have capacity for over 100 covers, providing a lucrative opportunity throughout the warmer months. Internally, the stripped back, contemporary finish of the pub will complement the premium, seasonal menu. This is a pub with great potential, all we're missing is the right person to drive it forward. So, could that be you?

Target customers

The newly refurbished Whitakers Arms will appeal to a broad range of customers in the local area as well as becoming a destination venue for diners. Potential customers include:

- Friends meeting for lunch, daytime coffee or afternoon tea.
- Local couples and friends wanting to enjoy a casual drink or premium pub food.
- Families with children looking for a mid-week or weekend treat.
- Groups needing a function space, or wanting to enjoy entertainment such as quiz nights, local clubs and fundraising events.

Offer

Post-refurbishment, the Whitakers Arms will be transformed into a modern and welcoming pub, offering:

- An attractive, premium venue in a picturesque country setting offering pub classics.
- A fully renovated beer garden and outdoor area to be enjoyed by the whole community in the warmer months.
- A great drinks selection including quality ales, beers, ciders, wines and spirits.
- A large function room for bigger events and special occasions.

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View Internal Mood Board 1
View Internal Mood Board 2
View Internal Mood Board 3
View External Mood Board

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

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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



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Schedule for Whitakers Arms

Bar Servery

The bar servery will be vastly enhanced with a dark colour scheme and metal details. It will be redecorated with modern updates to enhance the style and feel of the pub. Works will include:

- Sanding and polishing the bar top.
- Adapting and refinishing the back bar, with new shelving, lighting and tiling to enhance the drinks display.
- Removing the existing overbar gantry.
- Adding a new metalwork overbar gantry, with greater vision through the space.
- Recladding the bar front with new mouldings in a dark paint finish.
- Laying new decorative floor tiles.
- Installing metal pendant lighting for an independent feel.

Bar Area

The bar area will be refurbished and redecorated with an attractive contrast of modern furnishings in a traditional style. Works will include:

- Laying parquet timber flooring, adding to the country charm of the pub.
- Introducing a welcoming selection of cosy leather armchairs.
- Adding a mixture of dining-height furniture, including round sharing tables, barrel chairs and fixed benches with deep buttoned leather seating.
- Installing atmospheric vintage light shades and filament bulb wall lights.
- Decorating the walls with feature anaglypta wall paper and paint in rich heritage colours.
- Adding decorative displays of framed artwork and bric-a-brac, to complement the refreshed look of the pub.

Bar Lounge

The bar lounge will become a cosy, private space for customers to share a quieter drink or meal. It will be beautifully refurbished with a stripped back, contemporary feel. Works will include:

- Laying new stone tiles.
- Installing new fixed seating in a blue leather button back design.
- Adding new seating, including leather barrel chairs, bar stools and a feature sharing bench.
- Decorating the walls with a mixture of botanical wallpaper and parquet timber cladding.
- Installing new lighting, including filament wall lights, and metal pendants suspended by rustic rope.
- Finishing the space with tasteful framed artwork.

Dining Area / Function Room

The dining area will be entirely refurbished and redecorated to add character and enhance the welcoming ambience of the venue. Concertina doors will create a versatile space, capable of supporting the main pub trade or becoming a private function space for special occasions. Works will include:

- Adding a variety of moveable bench seating and loose banquette-style and larger round sharing tables to increase covers and add flexibility to the space.
- Installing new fixed seating around the edges of the space, in a leather button back design.
- Laying new carpet.
- Decorating the walls with a new heritage blue and red colour scheme.
- Installing feature lighting including wrought iron chandeliers, adding character.
- Hanging vibrant framed artwork to complete the look.

Kitchen

The existing kitchen will be refurbished and redecorated throughout, with new appliances and equipment to suit the proposed new menu. Repairs will be carried out throughout and new wall claddings and safety Altro flooring will be added.

Cellar

The existing cellar will be retained. General repairs and redecorations will be carried out and a SmartDispense system installed to reduce waste and improve quality.

Ladies Toilets

The ladies toilets will be fully refurbished and redecorated to continue the updated, contemporary look of the pub.

Works will include:

- Adding new wall tiles.
- Laying new flooring.
- Constructing new cubicles.
- Adding new sanitaryware and vanity units.
- Installing low-lit ambient lighting.
- Finishing the space with mirrors and bric-a-brac.

Gents Toilets

The gents toilets will be refurbished and decorated in line with the modern look and feel of the pub. Works will include:

- Constructing a new cubicle.
- Replacing the broken sanitaryware.
- Installing low-lit ambient lighting.
- Finishing the space with mirrors and bric-a-brac.

Beer Garden

The beer garden will be a central part of this refurbishment. Major works will create a welcoming space, increase the number of covers to over 100, and provide an area for customers to relax in surrounded by the picturesque countryside. Works will include:

- Laying a mixture of new Indian sandstone paving and artificial grass, for easy upkeep.
- Forming a new paved terrace, with new external tables and chairs.
- Constructing a new pergola.
- Installing new lighting throughout the area, to extend its usage later into the evenings.
- Adding a new picket fence to the perimeter.
- Removing existing side steps and infilling planting where necessary.
- Creating a new Addagrip surface with sharing benches.
- Adding new circular picnic benches to the rear garden, encouraging customers to sit outside in the warmer months.
- Constructing a new smoking shelter.
- Installing a new bin store.
- Adding new planting to soften the space and improve the front elevation's kerb appeal.
- Installing new tanalised timber posts and festoon lighting.

Licensee Accommodation

This will be in line with our 'Ready to Trade' promise so you can focus on creating an exceptional venue from the outset.

Signage and External Area

The pub exterior, lighting and signage will be refreshed to create a premium local pub as well as attracting passing trade. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- Adding a new signage scheme, including name signs, amenity boards and directional signage.
- Installing new lighting, including black lanterns and up-lights to brighten the facade.
- Softening the frontage by adding new window planters and hanging baskets.
- Relining and repairing the car park.

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