



● The Whitakers Arms, Burnley Road, Accrington, BB5 6HG ●



# About the Opportunity



## Why Invest?

### Available on our management agreement, Just Add Talent

The Whitakers Arms will be transformed into a fantastic community pub after a full refurbishment inside and out.

Major investment will create a fabulous town centre pub that will cater to the local area. There will be multiple zoned areas which will all undergo refurbishment, the bar will be remodelled and the sports area will be improved to cater for the strong sports following the pub already has.

In addition, a fantastic external redecoration will enhance the pub's kerb appeal with new signage and lighting.

### Exceptional location

The Whitakers Arms is located in Accrington. Accrington is situated midway between Burnley and Blackburn and is an old thriving market town. The town was famed for building the hardest/densest building bricks in the world which were used in the Empire State Building. Whilst the pub is located right in the middle of the town centre amongst the shops, there is only one competitor pub within a ten-minute walk.

### A pub business with bags of potential

The transformed Whitakers Arms will feature all the main sports attractions of Sky & BT plus regular events and live entertainment. The pub will attract a lot of the local wet trade, given that it is just a short walk from nearby housing developments, and it will also be a go-to destination to catch up over a drink. We would like to see you bring your own ideas and flair to make the most of this great opportunity.



# About the Opportunity



## Target Customers

When refurbished, the Whitakers Arms will appeal to a very broad spectrum of customers, including:

- All local customer groups, with various zones created throughout.
- Sports fans looking for a nice pub to watch live games & events.
- Passing trade from the high street at the weekends

## Offer

When refurbished, the Whitakers Arms will offer:

- Competitively priced draught lagers, beers and ciders with the best brands on the market
- An excellent, value food offer
- A simple coffee offer.
- Live sports with Sky & BT, pool, darts, dominoes as well as, quizzes, charity fundraisers and live entertainment.



# Internal Mood Board





# Internal Mood Board





# Internal Mood Board





# External Mood Board





# Rendered Floor Plan





# Floor Plans & Finishes

## 1 Games Area

- New karndean flooring
- New Heineken branded pool table (subject to availability)
- New feature darts wall
- New 55" TV

## 2 Snug Area

- New mid-height fixed seating
- Recover existing fixed seating
- New Heineken branded mid-height table
- New karndean flooring

## 3 Function Room

- Feature wallpaper
- Paint existing ceiling timbers
- Small selection of new chairs and allowance for new table tops
- 1No. new TV
- Decorations where required
- Patch repair the carpet





# Floor Plans & Finishes

## 4 Bar Servery

- New vinyl flooring
- 2No. new double bottle coolers
- Adapt back bar
- Strip, stain and polish the back and front bar.

## 5 Snug Area

- This kit is to replace and supplement what is already in place
- New pass through dishwasher
- 2No. new undercounter fridges and 2No. new undercounter freezers
- 1No. upright freezer
- New wall mounted grease pack unit
- New ambient gantry
- New microwave
- New 1No. electric twin pan fryer and 1No. electric single pan fryer
- New electric griddle
- New rise and fall grill
- New convection oven
- 4No. new assorted sized benches
- 2No. new wall shelves





# Floor Plans & Finishes

## 6 Toilets

- New decorations in all toilets
- Clean flooring in gents & replace flooring in ladies and accessible toilets
- New lighting in all toilets
- New cistern boarding in gents
- New ventilation fans in all toilets

## 7 General

- White lining car park
- Pot hole repairs
- New light fittings
- New office in first floor
- Decoration, carpets and fully fitted kitchen and bathroom in the living accommodation
- New tills
- New CCTV
- New wi-fi throughout the pub
- Repairs to window frames
- Curtains and blinds where specified





# External Refurbishment



## Signage and external area

The pub exterior, lighting and signage will be refreshed to position it as an attractive community pub. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- New signage & lighting
- New A0 correx boards
- New branded Heineken benches
- New planters and planting
- New bin store
- New smoking shelter to the rear
- External decorations to previously painted areas
- Picket fence to rear drinking area
- Jet wash and repoint the paved area to the rear





## 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

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