



About the Opportunity



Why Invest?

Exciting Opportunity: The Dog Inn, Whalley Pub Refurbishment!

We're investing in The Dog Inn, a well-established and much-loved pub at the heart of Whalley, to ensure it continues to thrive as a key part of the local food and drink scene. The refurbishment will be sensitive to its long-standing reputation, preserving its traditional character while refreshing the interiors and updating the signage, garden and external appearance to meet modern expectations.

Elevate Your Investment: Witness the Transformation

Located in the heart of the Ribble Valley, surrounded by countryside and just minutes from Pendle Hill and the Trough of Bowland, The Dog Inn is perfectly placed to serve both loyal locals and the area's growing number of visitors. With a strong community following, a central village location and a reputation for home-cooked pub food, this is an opportunity to build on solid foundations and take a great pub to the next level.

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Target Customers

Local Regulars:

- With its central position and long-standing presence in the village, The Dog Inn is a familiar and dependable spot for locals wanting a good pint, hearty food, and a welcoming atmosphere.

Day Trippers & Walkers:

- Surrounded by countryside walks, including Pendle Hill and the Trough of Bowland, the pub will appeal to visitors looking for a rewarding food and drink stop after a day exploring.

Mature Diners & Food-Lovers:

- The Dog's traditional food offer will continue to appeal to Whalley's affluent, mature audience who value comfort, quality and value over frills.

Social Groups & Event Goers:

- With live entertainment, quizzes, and a refreshed beer patio, the pub will attract mixed groups looking for casual evenings out and lively weekend entertainment.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- The food will stay traditional, focusing on classic pub favourites cooked well, served in good portions, and priced sensibly. There's no attempt to compete with nearby fine dining - this is about hearty, satisfying food with mass appeal.

Coffee:

- A simple, no-frills coffee offer will support daytime trade and offer a warm welcome to non-drinkers and walkers.

Events:

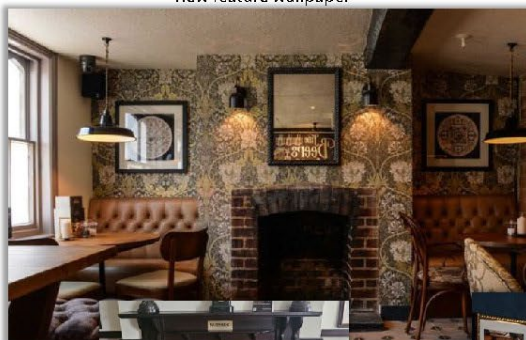
- The pub will host a familiar mix of entertainment including live music, quizzes and bingo nights - supporting a lively rhythm of the week and encouraging repeat visits from the local community.

External Mood Board

WC General finishes feel



New fixed seating to either side of chimney breast with new feature wallpaper



Retain and refurbish existing fire surround



Clusters of artwork & bric-a-brac



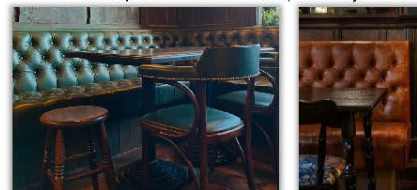
Dark stain and flat panels to existing bar counter



General feel



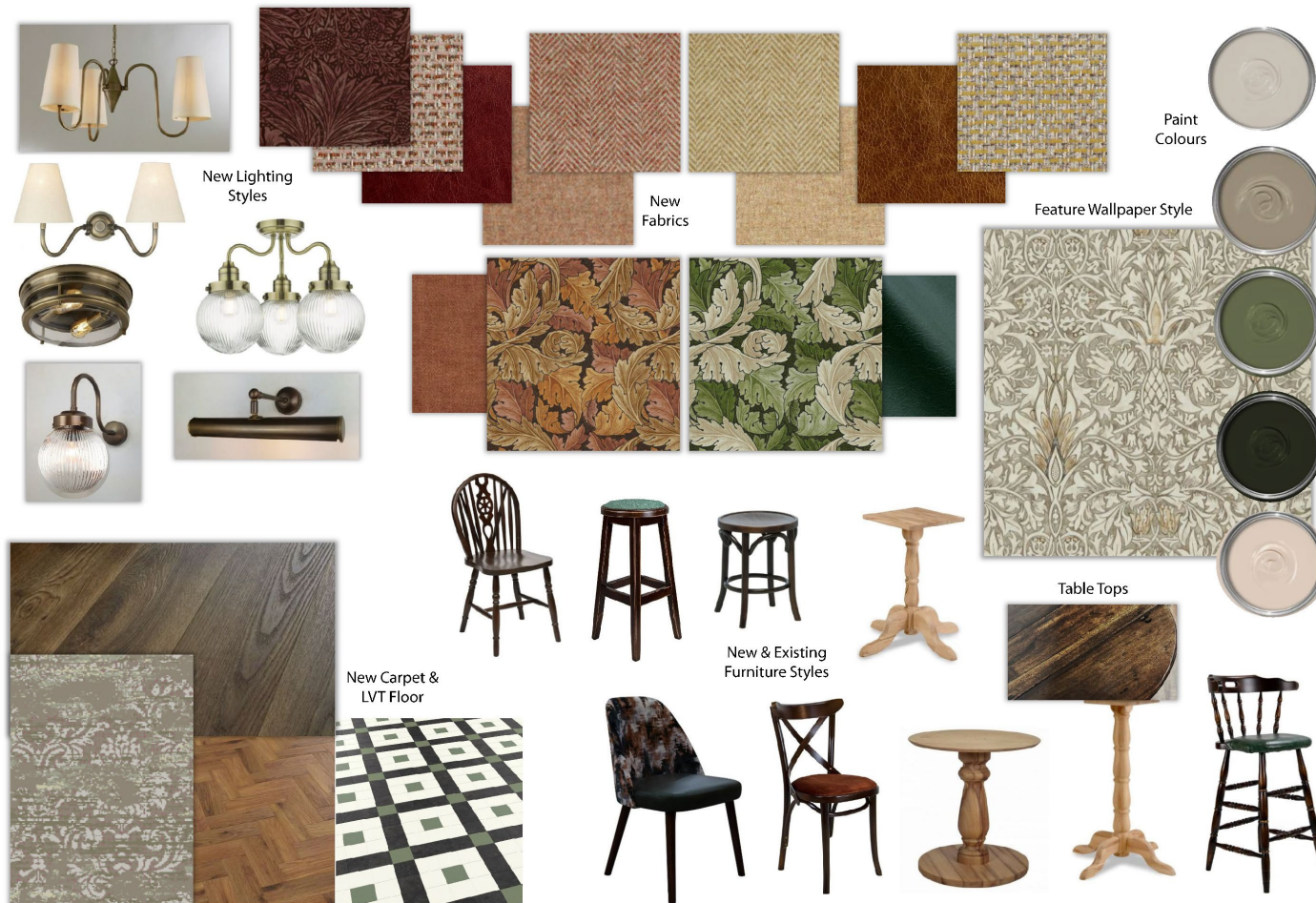
Deep buttoned leather upholstery



Re-stain dado panelling in pool room, new wall mural above



External Mood Board



External Mood Board



New Timber Furniture & Parasols



Festoon Lighting



Existing pergola to be repaired with new clear polycarbonate roof.



Double Height Sleeper to Planting Perimeter



Clusters of Pots with Plants



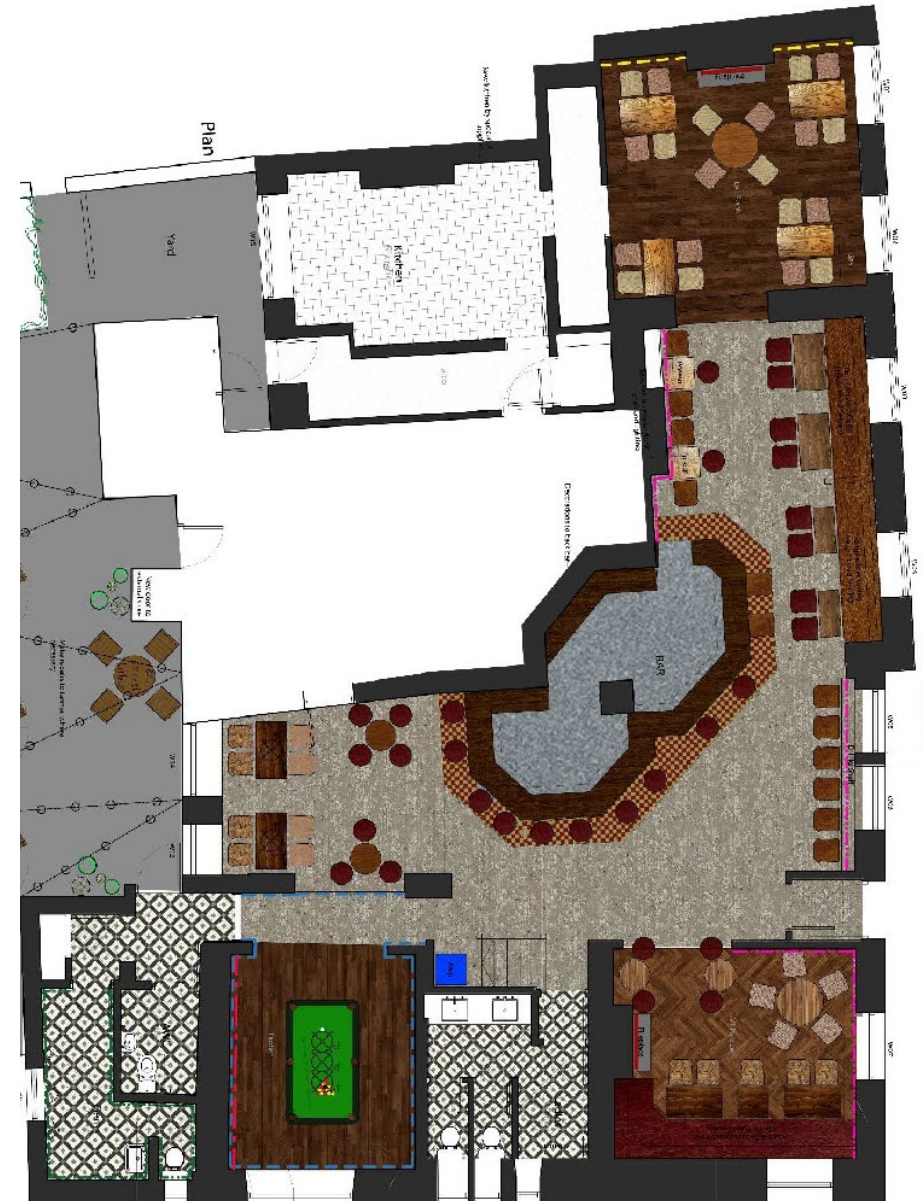
Floor Plans & Finishes

1 Bar Area:

- New fixed seating either side of fireplace with button-back seat backs.
- Retain existing fireplace and surround.
- New timber boarded flooring.
- Remove triangular feature drinking shelf to create more space.
- New poseur-height seating and drinks shelf opposite the bar with high chairs.
- New carpet to main body of pub on heavy-duty underlay.
- New and existing bric-a-brac.

2 Dining Room, Snug & Lounge:

- Adapt fixed seating to straight length.
- Retain existing fireplace.
- New parquet timber flooring.
- New fixed seating in front of windows with low backs.
- Feature pendant lighting.
- Mix of new and existing furniture.
- Updated bric-a-brac & lighting.



Floor Plans & Finishes

3 Pool Room & Bar Severy:

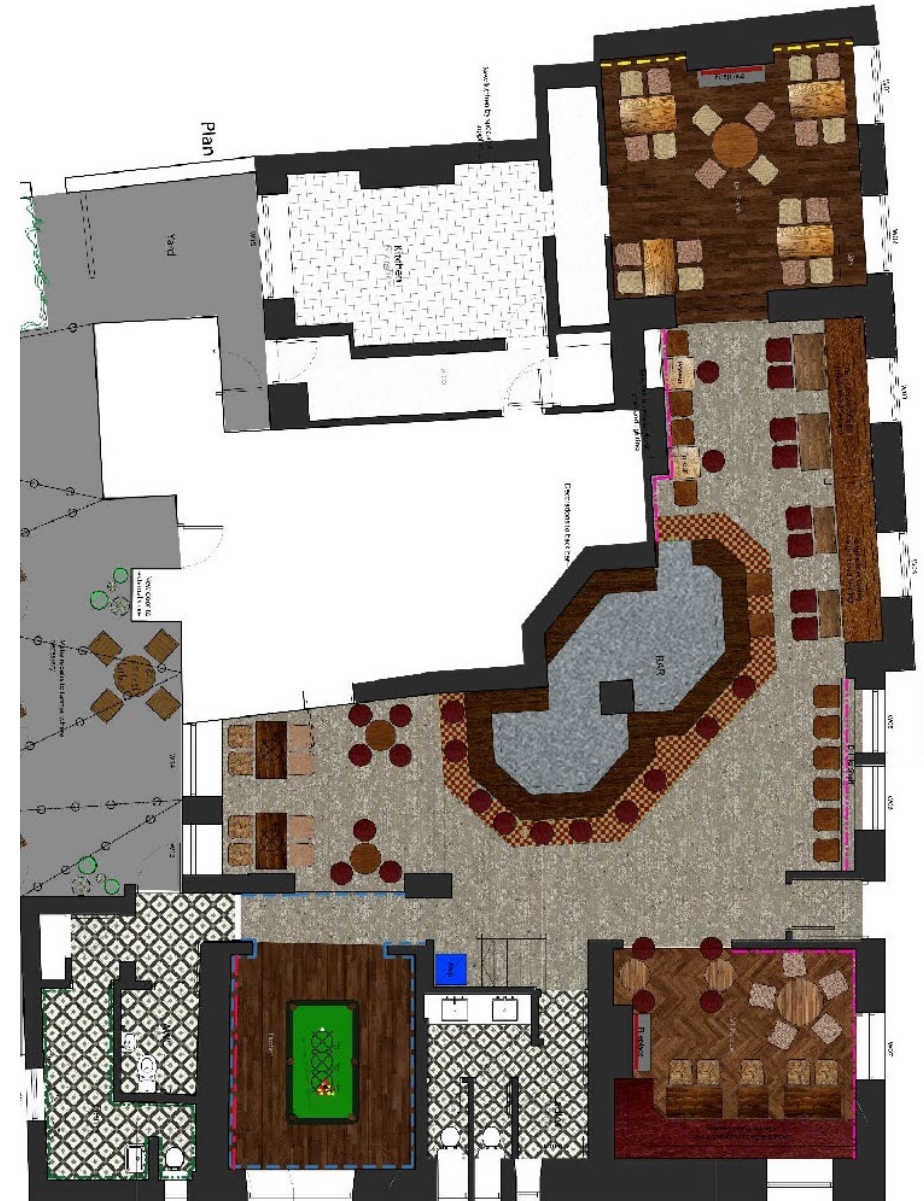
- Sand and re-stain timber flooring, bar top and bar front.
- Refresh panelling.
- New backfitting.
- New tiled bar apron.
- New lighting.
- New bric-a-brac and decorations, including wall mural.

4 Customer Toilets:

- Strip existing panelling to reveal tiles.
- New LVT floor tiles.
- New wall tiles to dado with painted plaster above.
- New pedestal sinks.
- New WCs (retain waterless urinals in male).
- New lighting and decorations.

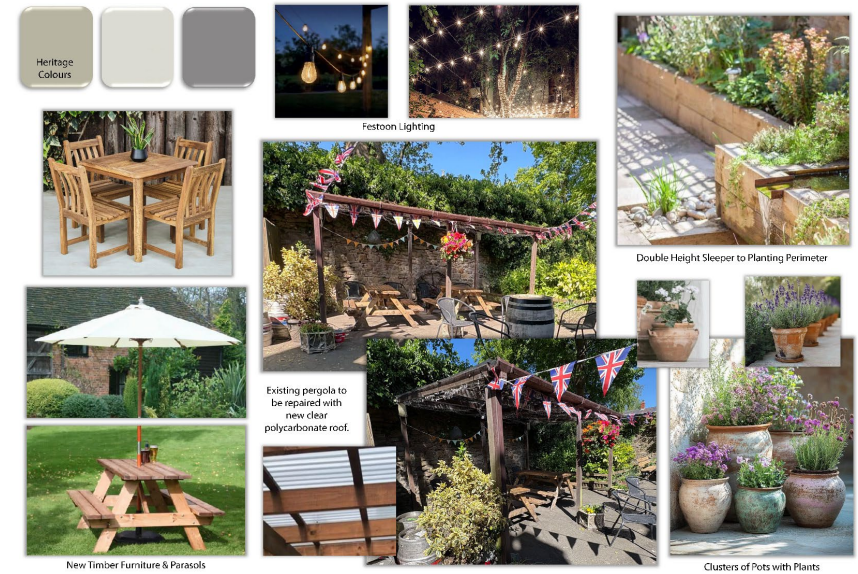
Kitchen:

- New layout and catering equipment.



External Refurbishment

- Item A. 1no. New sign to front with 10mm individual letters. Lit by new trough light.
Item B. 1no. New sign to LHS with 10mm individual letters and applied vinyl. Lit by new trough light.
Item C. 1no. Built up logo with applied vinyl. (Wording TBC).
Item D. 2no. Amenity boards with applied vinyl. (Wording TBC).
Item E. 1no. Flat panel to LHS with applied vinyl.
Item F. 3no. Hanging baskets.
Item G. 5no. Planter boxes.
Item H. 4no. Floodlights. 2no. on extension arms.
Refurbish existing lanterns and respray gold.



Signage and external works:

- New decoration and signage scheme.
- Repair lintels to four windows.
- Plaster and paint.



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— 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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🖱️ www.starpubs.co.uk

● Dog Inn, King Street, Whalley, BB7 9SP ●