



Light Dragoon, Etton, Beverley, HU17 7PQ

About the Opportunity



Why Invest?

Extensive refurbishment

With an extensive refurbishment planned, The Light Dragoon will offer a superb destination food house, combining country inn charm. Internally, The Light Dragoon will maintain the essence of a country inn with its characterful oak beams and feature fireplaces. New bi-fold doors will allow better access to the improved external area.

Externally, the pub will receive new signage & lighting, enhancing the kerb appeal and appealing to the passing trade. The garden will also receive new furniture.

Stunning location

With its stunning central location in the attractive village of Etton, just a 20-minute drive from Beverley, the updated and refurbished The Light Dragoon will ooze curb appeal to the many affluent local residents and passing tourists, cyclists, and dog walkers visiting the popular East Riding of Yorkshire. Both family and dog friendly, The Light Dragoon will become the destination food house with year-round appeal for those seeking good quality, locally sourced fare.

Taps full of potential

This outstanding pub in a highly sought-after location is capable of becoming the go-to pub in the area. Given the uplift in outdoor seating, taking the overall covers to 233, The Light Dragoon will have enhanced all-year-round appeal. The Light Dragoon offers a great opportunity for a proven food operator with chef experience looking to make this the area's go-to eatery of choice..

About the Opportunity



Target Customers

When refurbished, the Light Dragoon will appeal to a very broad spectrum of customers, including:

- Adults who live within a 20-minute drive time radius, who favour mid/upmarket dining.
- Local families looking to enjoy excellent food and drink in relaxed, child-friendly surroundings.
- Couples and local diners looking for quality food and drink for special occasion celebrations.
- Tourists looking for a superb pub lunch and drinks to match.
- Local residents looking to enjoy a drink in a cosy pub in the winter or alfresco in the summer

Offer

When refurbished, the Light Dragoon will offer:

- A superb range of well-kept lagers, beers and ciders; with an equally on trend gin, wine and softs range served by a great bar team.
- An innovative crowd-pleasing food menu that prides itself on locally sourced ingredients delivered by a passionate chef and kitchen team.
- A great coffee offer anytime of the day to early evening.
- A good social events calendar in keeping with a good food house – such as family dining or wine with a steak promotions on quieter midweek evenings or an acoustic Sunday act.

Internal Mood Board

Locals Bar Area



Paint ceiling beams in heritage tones



Dress existing fireplace



Morris & Co wallpaper



Reuse existing bric a brac, add new quality items



Window blinds



Colour palette



Repaint bar front midnight blue



Industrial clean existing fixed seating



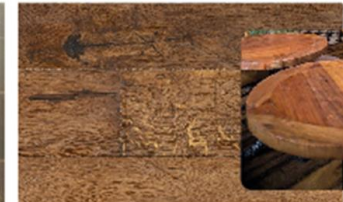
Bright painted radiators



Reclaimed plank boarding to darts throw



Replacement fabrics (if required after cleaning)



Sand & repolish timber floor



Clean existing carpet



Wall finishes



General feel

Locals Dining Area

Dark painted ceiling



Clean existing upholsteries



Industrial clean existing chairs



Clean & seal slate floor

Dark ceiling colour

External Mood Board

Toilet sparkle



Redecorate existing toilets



Colour palette



Industrial clean existing floor tiles



Dark painted cubicle doors



Garden Works



Robust picnic tables



Festoon lighting hung on posts



Teak furniture on patio



Picnic benches & branded brollies on grass



Floor Plans & Finishes

1 General Trading Areas

- Full redecoration only
- Repair/hack off plaster to damp walls
- Hack off plaster / add panelling
- New signage
- New signwriting & planting
- Clean all upholsteries and floor finishes
- Retain all light fittings

2 Locals / Dining Bar

- Full redecoration
- Clean all furniture
- Industrial clean all surfaces & upholsteries
- Industrial clean tiled floor
- clean & polish timber floor
- Repair ceiling

3 Dining Area

- Clean existing carpet
- Full redecoration
- Polish all timber
- Clean all furniture
- Clean all upholsteries



Floor Plans & Finishes

4 Bar Servery

- Rejuvenate bar surfaces only
- Redecorate walls

5 Gents WC 1

- Industrial clean
- Redecorate
- Remastic sanitary ware

6 Gents WC 2

- Industrial clean
- Redecorate
- Remastic sanitary ware

7 Female WC

- Industrial clean
- Remove all damp walls
- Redecorate
- Remastic sanitary ware
- New mirrors

8 Kitchen

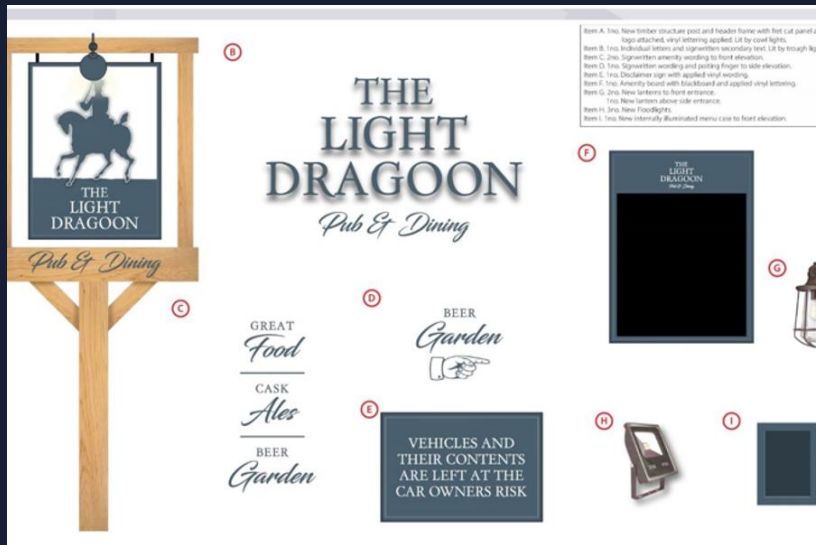
- New altro flooring
- Redecorate
- New layout as per Lloyds layout

9 Toilet Corridor

- Full redecoration



External Refurbishment



Signage and external area

The pub exterior, lighting and signage will benefit from a full redecoration. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- Full redecoration only
- New signage
- New signwriting & planting
- New external furniture (Star First)
- Insulate gable walls
- Deweed all areas.
- Scrape patio
- New loose planting
- Powerwash
- New furniture



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

🌐 www.starpubs.co.uk