



● Old Black Swan, 19 Market Place, Bedale, DL8 1ED ●

About the Opportunity



Why Invest?

**Exciting Opportunity: Old Black Swan, Bedale
Pub Refurbishment!**

We're making a major investment into this well-located pub in Bedale, right in the heart of the Yorkshire Dales. The refurbishment will transform the entire ground floor, redevelop the kitchen, and refresh the toilets, while outside we'll be upgrading the signage, smartening the exterior, and giving the pub a traditional yet welcoming look. With 66 internal covers, 24 external covers, a catering kitchen, function room, and private accommodation, the pub is being set up to deliver a quality food-led offer in a high-footfall area.

Elevate Your Investment: Witness the Transformation

The pub sits on a busy tourist-friendly High Street, attracting walkers, cyclists, day visitors, and holidaymakers, while also serving a loyal local community. With four other pubs nearby, the opportunity here is to stand out through quality food, friendly service, and a comfortable environment. This investment creates the perfect platform for an experienced operator who can build and lead a strong food team, delivering a traditional country pub that appeals to both residents and visitors alike.

About the Opportunity



Target Customers

Tourists and Day-Trippers:

- Visitors to the Yorkshire Dales looking for a traditional village pub with quality food and a warm welcome. Perfect for walkers, cyclists, and those exploring Bedale and nearby attractions.

Local Residents:

- The pub will provide a comfortable spot for locals to enjoy pub favourites and a relaxed drink in familiar surroundings. A place to meet friends and family without leaving the village.

After-Work Socialisers:

- With its central location and friendly atmosphere, the pub is ideal for people finishing work and looking to unwind. A good pint and hearty food make it a natural choice for an evening catch-up.

Food-Led Occasions:

- Those looking for a sit-down meal will be drawn to the dedicated dining space and traditional pub menu. Great for family outings, small celebrations, or simply enjoying a meal out.

About the Opportunity



The Offer

Drinks:

- The bar will feature the full HEINEKEN UK range, offering a mix of well-known beers, ciders, wines, and spirits. A traditional selection to suit all tastes.. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A menu of classic pub favourites designed to appeal to both locals and visitors. The focus will be on quality dishes served in a traditional country pub setting.

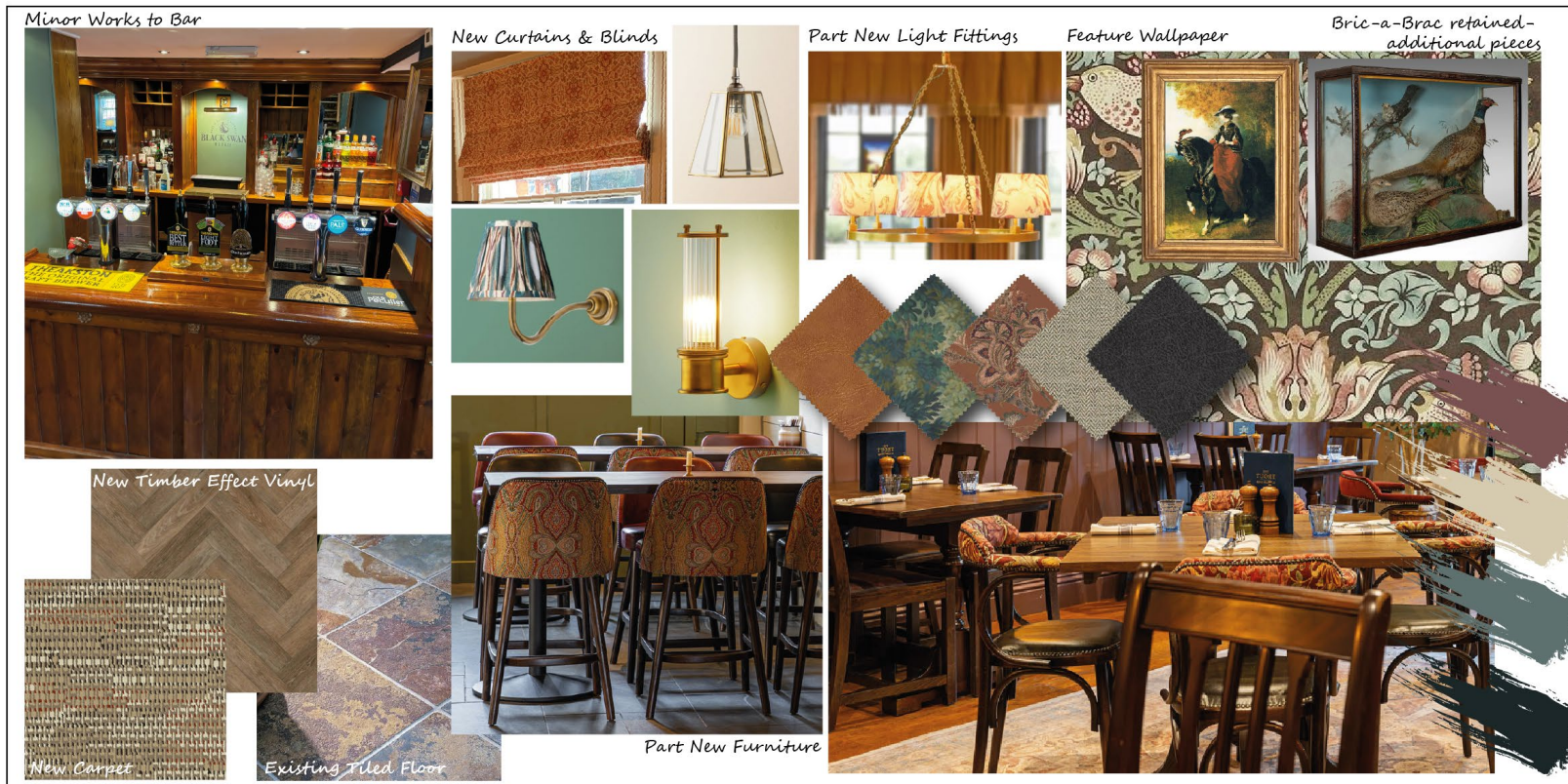
Coffee:

- A convenient pod coffee offer will provide quick and consistent hot drinks. Ideal for daytime trade and visitors stopping in while exploring the village.

Events:

- Low-level entertainment will create a welcoming atmosphere without overwhelming the pub's traditional feel. Expect occasional events that enhance the experience without distracting from the food and drink.

Internal Mood Board



External Mood Board



SIGNAGE COLOUR

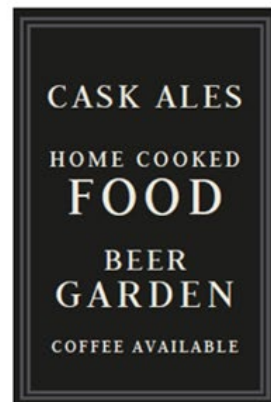
RAL 9005

RAL 9010

DECORATING

RAL 9005

RAL 9010



THE OLD BLACK SWAN

External Mood Board



SIGNAGE COLOUR

RAL 9005

BRASS

RAL 9010

DECORATING

LG
ADVENTURER

RAL 9010



THE OLD BLACK SWAN

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- New timber effect floor, new carpet, and new entrance matting. Clean existing slate tile, sand and repolish existing timber
- New carpet to front bar area
- Full internal redecoration
- New decorative light fittings
- Reupholster fixed seating
- Upgrade and re-merchandise servery backfitting, sand & repolish counters, refresh front bar cladding
- Remove timber screen & make good
- Remove existing drinks shelf and make good wall

2 Gents Toilets:

- Decorations throughout Improve lighting
- Contract clean existing sanitaryware
- Overhaul vanity unit, sinks & taps
- Contract clean existing flooring



Floor Plans & Finishes

3 Ladies Toilets:

- Decorations throughout
- Improve lighting
- Overhaul vanity unit, sinks & taps
- Contract clean existing sanitaryware and repair cistern housings
- New vinyl flooring

4 Kitchen:

- Upgrade kitchen in line with Lloyds Catering design layout
- Decorations throughout
- New nosings to stairs
- Repair skirtings and fill holes in kitchen walls/ceilings
- Anti-fungal decorations to cold store only
- New vapour-proof lighting to stores

5 Domestic Accommodation:

- Redecoration of painted surfaces in three bedrooms, lounge, bathroom, corridors, and landings
- New vinyl flooring to kitchen and refurbish existing units



6 Cellar:

- Redecoration to chiller beer/bottle store
- New Smart Dispense installation

7 Fixtures & Fittings:

- Loose catering equipment (microwaves/portable items)
- Wire and install new AV system, install new TVs as per plan
- Till wiringNew curtains and blinds
- New loose furniture (internal and external)Artwork, bric-a-brac, poster cases, blackboards

8 Sustainability:

- 200mm insulation to accessible roof voids
- Draught proofing to doors and windows
- Zoning to heating/hot water systems



External Refurbishment



Signage and external works:

- New signage and lighting
- Full external redecorations to all existing painted surfaces
- Necessary pre-decoration joinery repairs
- Remove window trough planters, add 4 new hanging baskets to frontage



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.

☎ 08085 94 95 96

🖱 www.starpubs.co.uk

● Old Black Swan, 19 Market Place, Bedale, DL8 1ED ●