



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Park Inn Pub Refurbishment!

We're investing in a full internal and external refurbishment of The Park Inn in Accrington, giving it a fresh new look inside and out. That includes new signage, lighting, and full redecoration throughout the bar, toilets, and all trading areas. It will be a proper, traditional community pub again – smart, welcoming, and ready to serve as a social hub for the local area.

### Elevate Your Investment: Witness the Transformation

Located just outside Accrington town centre, The Park Inn sits at the heart of a close-knit residential community with nearly 5,000 people within walking distance. Once the work is complete, it'll be one of the best-looking pubs in the area, standing out on a busy main road with potential to pull in both locals and passing trade. We're setting the stage – now we're looking for someone to bring it to life. Could that be you?



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## Target Customers

### Local Residents:

- With nearly 5,000 people living within a 10-minute walk, the pub will be a go-to spot for locals looking for a friendly, relaxed place to meet, eat, and drink. Its community-focused feel and fresh look will make it a natural choice for regulars.

### Sports Fans:

- With Sky and BT Sports on offer, the pub will attract football and rugby fans wanting to catch live games with a pint. Being close to Accrington Stanley's home ground adds to the appeal on match days.

### Working Professionals & Tradespeople:

- Located on a main road and near small local businesses, the pub will suit workers looking for a quick drink after work or a catch-up during lunch. The no-frills, welcoming atmosphere will offer an easy place to unwind..

### Social Groups & Entertainment Seekers:

- From quiz nights to bingo and local live music, the pub's entertainment offer will draw in groups of friends or families looking for something to do in the evenings or at weekends. It's set to become a local destination for casual fun.

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## The Offer

### Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. There will be a focus on lager, with a wide range of great beers from UK brewers, as well as Heineken's own brands.

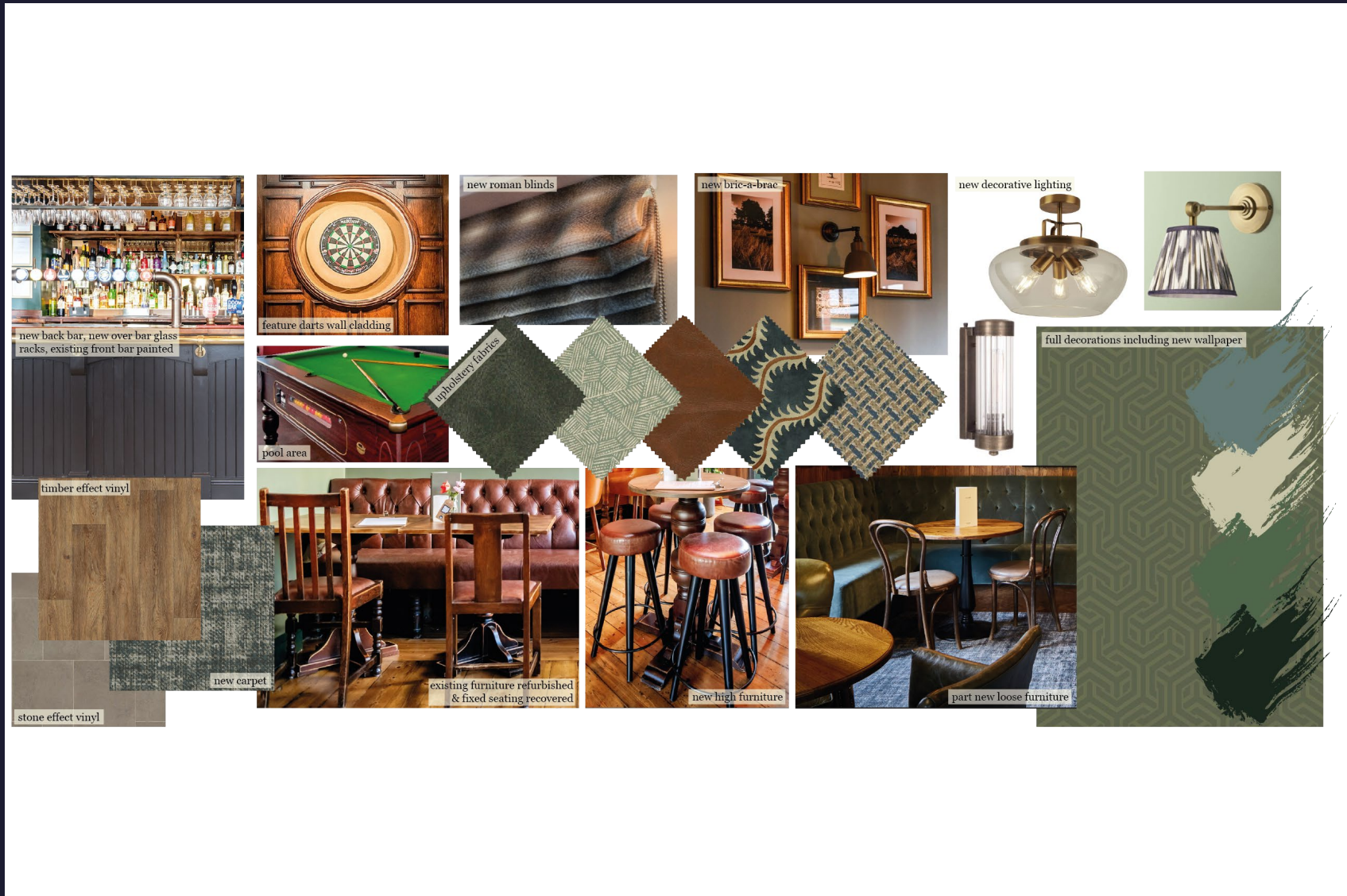
### Coffee:

- Coffee & tea can be offered, but no great focus on this.

### Events:

- The pub will offer live sports, pool, and other pub games. The pub will also host events such as bingo nights or pub quizzes.

# Internal Mood Board





# External Mood Board



new festoon lighting



new bench & table sets



new spike lights



existing paving

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## Ladies Bathroom:

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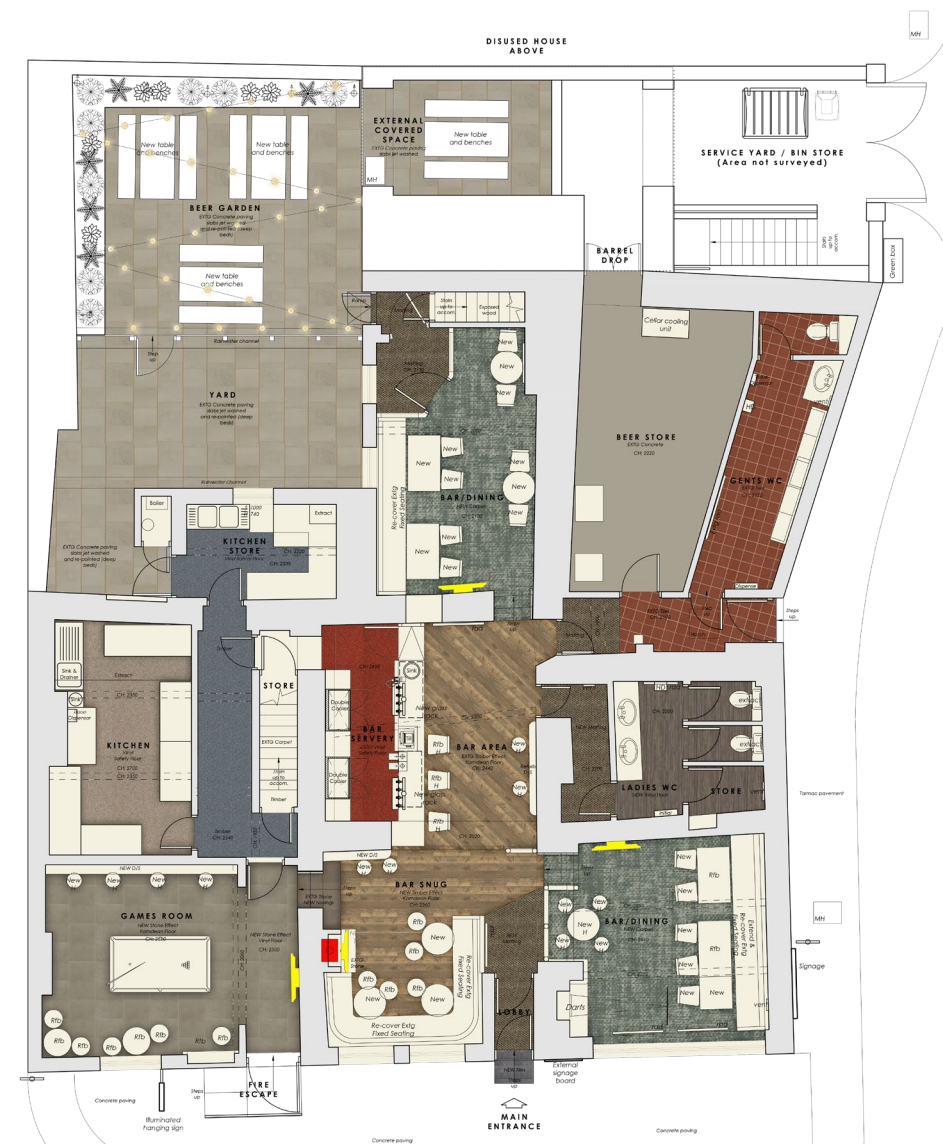
- Remove carpet, prepare and level floor.
- Supply and lay new karndean flooring.
- Prepare all existing painted surfaces and carry out full internal redecorations.



**STAR**  
— P U B S —

- Remove existing back bar, manufacture and install new back bar.
- Supply and install 2 new double bottle coolers.
- Front bar retained, allow to overhaul bar carcass and maximise shelving.
- Supply and install new glass wash machine.
- Front bar face to be prepared and re-painted, bar top sanded and re-polished.
- Supply and install 2 mild steel over bar glass racks.

- Remove existing fixed seating, make good walls.
- Fit new skirting and dado rail around all walls to games room.
- Manufacture and install new hardwood drinks shelf with wipe rail to wall.
- Remove carpet, prepare and level floor, supply and lay new karndean flooring.
- Prepare all existing painted surfaces and carry out full internal redecoration.





# Floor Plans & Finishes

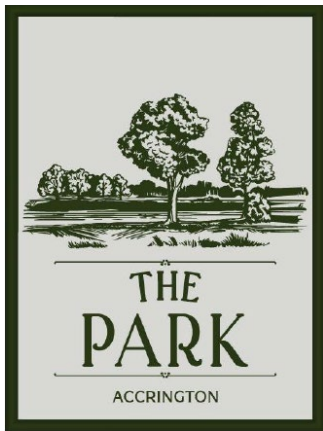
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## Beer Garden:

- Supply and install new festoon lighting supported between high level walls on tension wires.
- Remove chequer plate cover to door threshold.
- Install new stone slab threshold with drain routed below.
- Install new 1800mm high close boarded tanalised timber fence with 1 access gate.
- Existing high level vegetation to be stripped back and tidied.
- Check and secure any loose stonework.
- Existing low level planter to be dug out and re-planted with weed membrane, slate topping, and new spike lighting.
- Upper windows to dis-used building to be re-boarded and painted.
- Clean out all existing perimeter drainage channels.
- Decorate existing undercroft area.
- Supply and fit new lighting, new furniture.



# External Refurbishment



## Signage and external works:

- Remove all existing un-required surface wired cabling.
- Prepare and carry out full external redecoration to all existing painted surfaces.
- Supply and install new signage in accordance with agreed scheme.
- Retain and re-use floodlights.
- Refurbish lanterns.
- Supply and install new hanging baskets and watering system.



## 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](http://www.starpubs.co.uk)

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