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The Top Lock

Copthurst Lane, Whittle-le-Woods, PR6 8LS

Why invest?

- **Exciting Refurbishment Planned** – A Grade II listed building, The Top Lock is a quintessential rural inn with lots of variety. A tasteful refurbishment will capitalise on this. Painted wall panelling, cosy leather seating and quirky framed artwork will enhance the pub's existing character, whilst giving it a modern finish. Externally, the pub already enjoys scenic views over the canal and extensive works, including a new pergola, fixed poseur seating and festoon lighting, will ensure the pub is the place to be for the whole community throughout the warmer months.
- **Great Location** – Despite its picturesque countryside setting, The Top Lock is perfectly placed to draw on customers from surrounding towns and villages. In fact, there are over 1,200 adults living within a 20 minute walk and around 390,000 within a 20-minute drive. Alongside this, its proximity to the Leeds to Liverpool Canal and the West Pennine Moors creates the perfect opportunity for the incoming lessee to market the pub to tourists and walkers looking to savour quality fare in an honest country setting.
- **Multiple Income Streams** – The refurbishment and redecoration of The Top Lock will create a cosy country pub with a contemporary offering. A roaring log burner and extensive drinks selection will create a cosy internal trading space throughout the year. Outside, the modernised beer garden, with increased covers and the popular ice cream parlour, will create a honeypot of customers during the warmer months. This is a pub with great potential, all we're missing is the right person to drive it forward. So, could that be you?

Target customers

The newly refurbished Top Lock will appeal to a broad range of customers in the local area. Potential customers include:

- Residents from the local villages.
- Groups of friends looking for a cosy spot to socialise in.
- Boaters, walkers and cyclists needing a place to enjoy quality pub food and drink.
- Families with children looking for a mid-week or weekend treat.

Offer

Post-refurbishment, The Top Lock will be transformed into a modern, vibrant and welcoming pub, offering:

- A cosy, versatile venue in the local area with a log burner and leather seating.
- A fantastic new food menu supported by beautiful dining areas.
- A great drinks selection including quality ales, beers, ciders, wines and spirits.
- A fully renovated beer garden and outdoor area to be enjoyed by the whole community in the warmer months.

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The Top Lock, Wheelton

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View Internal Mood Board
View External Mood Board



Click on the **i**
to reveal details of the proposed refurbishment.

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This is an incredible opportunity to take on a pub business that's ready for refurbishment and growth.

This project will significantly enhance the business' 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.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk



The Top Lock, Wheelton

Schedule for The Top Lock

Bar Servery

The bar servery will be refurbished and refreshed in line with the classical look and feel of the pub. Works will include:

- Installing a new back bar fitting, with quirky drawers, timber shelving, mirrors and lighting to best display the updated premium offer.
- Sanding and retaining the existing bar top.
- Cladding the bar front in attractive timber panelling with a fresh painted finish.
- Installing new pendant lighting.
- Finishing the area with bric-a-brac and framed pictures.

Bar Area

The bar area will be redecorated to become a cosy and lively space for customers to enjoy a casual drink or bite to eat. Works will include:

- Adding a new part-glazed entrance door to the space, giving direct access to the beer garden.
- Installing new fixed seating, upholstered in a variety of soft fabrics and polished leather.
- Laying new timber flooring.
- Installing a new waitress station and display.
- Adding a variety of new loose furniture, including circular sharing tables and dining chairs upholstered in a variety of fabrics.
- Decorating the walls in a variety of finishes, including exposed brickwork and painted cladding.
- Installing a new log burner.
- Finishing the space with decorative bric-a-brac and framed artwork.

Dining Area

The dining area will be entirely refurbished and redecorated to add character and enhance the welcoming ambience of the venue. Tasteful decorations and plush seating will create an elegant space perfect for any occasion. Works will include:

- Stripping and staining the existing timber flooring.
- Installing new fixed seating, upholstered in a variety of light soft fabrics and leather.
- Adding a variety of dining-height furniture, including banquette-style sharing tables and barrel chairs with plush scatter cushions in contrasting fabrics and colours.
- Retaining and decorating the existing panelling in muted tones.
- Installing new lighting in existing and new positions on the columns.
- Adding new blinds and curtains.
- Finishing the area with a variety of framed artwork and tasteful bric-a-brac.

Kitchen

The kitchen will be remodelled to maximise service efficiency, with new appliances installed where necessary ready to facilitate the new food menu. New flooring and wall finishes will be added to refresh the space and improve sanitation.

Cellar

A full redecoration will be carried out and a SmartDispense system installed to reduce waste and improve quality.

Toilets

The ladies and gents toilets will be fully refurbished and redecorated to continue the updated, contemporary look of the pub. Both toilets will receive new sanitaryware and tiles to create a premium finish.

Beer Garden

The beer garden will be rejuvenated to create vibrant space for the whole community to enjoy. Fixed picnic benches, festoon lighting and tasteful decoration will increase covers during the warmer months, whilst the new covered pergola will give the garden year-round appeal. Works will include:

- Forming a new entrance to the beer garden.
- Constructing a new covered timber pergola.
- Adding a variety of external dining tables and chairs.
- Repairing the tarmac in the deliveries yard.
- Fixing a new fence in contemporary stained timber further back in the garden to create more space around the entrance.
- Introducing planter boxes to the terrace, breaking up the space.
- Adding feature poseur-height bench seating, finished with padding and cushions.
- Applying signwriting to the building walls.
- Decorating the borders with trellis, climbing plants and cottage garden style planting.
- Stringing festoon lighting across the space.

Licensee Accommodation

This will be in line with our 'Ready to Trade' promise so you can focus on creating an exceptional venue from the outset.

Signage and External Area

The pub exterior will be refreshed with new planting boxes and post and rope barriers to create an inviting local pub for the whole community. The decoration will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

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