



# White Horse, Edgworth

INVESTMENT PLAN ►

ABOUT THE  
OPPORTUNITY

FLOOR PLAN &  
FINISHES

EXTERNAL  
REFURBISHMENT

FIND OUT MORE



## White Horse

2-4 Bury Road, Edgworth, Bolton, BL7 0AY

### Why invest?

- **Extensive Refurbishment Planned** – An exciting refurbishment will revitalise the White Horse, transforming it into a rustic and modern pub catering for the whole community. The internal works will highlight the existing character of the pub, including low ceilings, roaring fires and original stonework. The refurbishment will see feature seating booths, wall murals and cosy lounge areas supporting the expansion of the pub's fantastic food offer. Restructuring the trade area and tasteful differences in decoration will create multiple zones: a dining and lounge area will welcome families and a more diverse demographic, whilst the lively bar area will ensure the pub retains its local charm.
- **Great Location** – The White Horse is ideally located in the village of Edgworth. Following its refurbishment, there will be no other offering like that of the White Horse in the village allowing it to become a destination venue as well as a charming local. The village is home to a high proportion of affluent commuters and retirees, who will create a core customer base for this standout pub. A wider customer pool will also be found in people who travel to the nearby reservoirs and countryside for walks, cycling and weekend relaxation.
- **Fantastic Potential** – The transformational refurbishment, with a new menu full of pub classics and local seasonal dishes, will create a stand-out destination pub capable of trading at all points of the day. An extensive food and drinks offering including premium cask ales, afternoon tea and Sunday lunch will also attract customers looking for a welcoming place to socialise. 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 White Horse will target both the local community and tourists visiting the countryside, with a focus on:

- Families with children looking to enjoy great food and drinks throughout the day in a welcoming and friendly environment.
- Groups of friends, office workers and homemakers seeking an evening drink or bite to eat.
- Older couples and friends.
- Locals looking to socialise or participate in entertainment such as quiz nights.
- Tourists visiting the countryside, searching for a standout lunch or afternoon tea.

### Offer

Post-refurbishment, the White Horse will be a fantastic local pub where customers will love to spend their time. The pub will offer:

- A fantastic food menu full of delicious pub classics and local seasonal dishes.
- A premium drinks selection, including quality lagers, wines and cask ales.
- Great coffee throughout the day as well as afternoon tea.
- A modern local pub, perfect for casual drinks and food as well as larger community events.
- Live entertainment for local customers.

APPLY FOR THIS PUB



Email your enquiry NOW, call us on 08085 94 95 96 or visit [www.starpubs.co.uk](http://www.starpubs.co.uk)

◀◀ 2 ▶▶



ABOUT THE  
OPPORTUNITY

FLOOR PLAN &  
FINISHES

EXTERNAL  
REFURBISHMENT

FIND OUT MORE

[View Mood Board](#)



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

APPLY FOR THIS PUB

Email your enquiry NOW, call us on 08085 94 95 96 or visit [www.starpubs.co.uk](http://www.starpubs.co.uk)

◀◀ 3 ▶▶

# White Horse, Edgworth

ABOUT THE  
OPPORTUNITY

FLOOR PLAN &  
FINISHES

EXTERNAL  
REFURBISHMENT

FIND OUT MORE



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

Email your enquiry NOW, call us on 08085 94 95 96 or visit [www.starpubs.co.uk](http://www.starpubs.co.uk)

◀◀ 4 ▶▶

APPLY FOR THIS PUB



# White Horse, Edgworth

ABOUT THE  
OPPORTUNITY

FLOOR PLAN &  
FINISHES

EXTERNAL  
REFURBISHMENT

FIND OUT MORE



**This is a fantastic 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](http://www.starpubs.co.uk)





## Schedule for White Horse

### Bar Servery

The existing bar servery will be refurbished and harmoniously decorated in line with the friendly and modern look and feel of the pub. Works will include:

- Installing a new backfitting, with new shelving and lighting to better display the premium offering.
- Refinishing the existing bar top.
- Staining and polishing the bar front.
- Removing the existing bar rail and down stand, creating a more open approach.
- Installing feature pendant lights over the servery.
- Adding decorative bric-a-brac throughout.

### Bar Area

The bar area will be refreshed in keeping with the pub's character to create a cosy yet lively space for locals to enjoy a relaxed drink. Works will include:

- Retaining and cleaning the existing flagstone and timber flooring.
- Removing the drinks shelves on the pillar walls.
- Removing any existing asbestos in the ceiling pillars and adding a fresh staining.
- Sanding down the timber panelling on the pillar walls and adding a new stained finish.
- Introducing new poseur tables and chairs to the area, with timber stools and table tops for an aged effect.
- Adding an AWP machine.
- Decorating the area with premium finishes and tasteful bric-a-brac, including quirky framed artwork.

### Lounge Area

A lounge area will be created to add flexibility to the trading area. Fixed seating will create more dining covers, whilst it's informal layout will allow more casual customers to enjoy the space. Works will include:

- Laying new Karndean timber parquet flooring.
- Reconfiguring and reupholstering the existing fixed seating in a deep leather button back design.
- Adding an eclectic mix of mid-height furniture, including sharing tables and chairs in a variety of fabrics and finishes.
- Decorating certain walls with premium lincrusta wallpaper above dado height, softening the space.
- Enhancing the existing fireplace and its surround, creating warmth in the area.
- Finishing the space with whimsical photographs and historic maps.

### Dining Area

The dining area will be elegantly refreshed to support the improved food offering, creating a premium destination venue in the local area. Subtle differences in decoration will create a more distinct and intimate feel from the bar area, helping to zone the open-plan venue. Works will include:

- Laying new carpet to the lounge dining area to distinguish the space.
- Laying new Karndean timber flooring to the main dining area.

- Incorporating an eclectic mix of furniture including fixed benches, loose barrel chairs and banquette-style sharing tables.
- Installing a new feature fixed circular seating booth.
- Upholstering the fixed and loose seating in a variety of tweed and plush pastel fabrics.
- Installing atmospheric lighting.
- Decorating one wall with a feature mural on reclaimed timber panelling and the rest with a fresh painted finish.
- Adding framed artwork and bric-a-brac throughout to create a more inviting space.

### Kitchen

The existing kitchen will be refurbished and redecorated throughout, with new appliances and equipment where required to suit the proposed new menu. The walls, ceiling and joinery will also be painted.

### Toilets

The toilets will be refurbished and redecorated in line with the pub's attractive look and feel. Works will include:

- Laying new floor tiles.
- Adding new sanitaryware.
- Installing new cubicles and vanity units throughout.
- Decorating the walls with tiles to dado height.

### Beer Garden

The existing external area will be refreshed and cleaned to match the premium interior offer. The space will become a welcoming and vibrant area for customers to enjoy a drink during the warmer months.

### Cellar

The cellar will receive a full redecoration and repair works where required. A SmartDispense system will be installed to reduce waste and improve quality.

### Licensee Accommodation

The licensee accommodation will be fully refurbished 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 external area and signage will be refurbished to enhance the pub's kerb appeal and highlight the new and improved offer to passing customers. Works will include:

- Decorating the window frames with a bright white painted finish.
- Adding a new eye-catching signage scheme, including a double-sided swinging board, poster cases, amenity signs and wall lettering.
- Adding new lighting, including lanterns and floodlighting, to illuminate the pub's entrance whilst improving its evening kerb appeal.
- Introducing vibrant hanging and window baskets to soften the overall appearance.

APPLY FOR THIS PUB

