



## The Junction, Wombwell



INVESTMENT PLAN ▶

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## The Junction

74 Wath Road, Wombwell, Brampton, Barnsley, S73 0XB

### Why invest?

- **Top reputation** – The Junction was previously a very well-known and successful high-quality restaurant, so this is a fantastic opportunity to reposition the venue as a premium establishment with a quality food offering. As a former restaurant, the kitchen and back-of-house facilities on offer are superb, meaning that the infrastructure is already in place to run a successful food operation servicing some 80 internal covers.
- **Local demographics** – A large numbers of adults live nearby, providing a ready-made customer stream. There are a number of food-led pubs and more traditional community wet-led pubs in the local area, but there is a clear gap in the market for a more premium venue with a good food offer allied to strong wet trade.

### Target customers

- The main target market will be older and retired locals, with a particular emphasis on daytime occasions for this group.
- Mature couples, young professionals and families will frequent the site on evenings and at weekends.

### Offer

- The emphasis is on creating a premium community venue that locals will flock to for both food- and drinks-led occasions.
- Food will be a key driver, with a focus on pub classics such as fish and chips, sausage and mash, and burgers.
- TV screens in the revitalised bar area will attract the sports-watching crowd, providing a valuable additional revenue stream, while there will also be a regular programme of events, such as pub quizzes.



Visuals are for illustrative purposes only. Schemes may vary post completion.

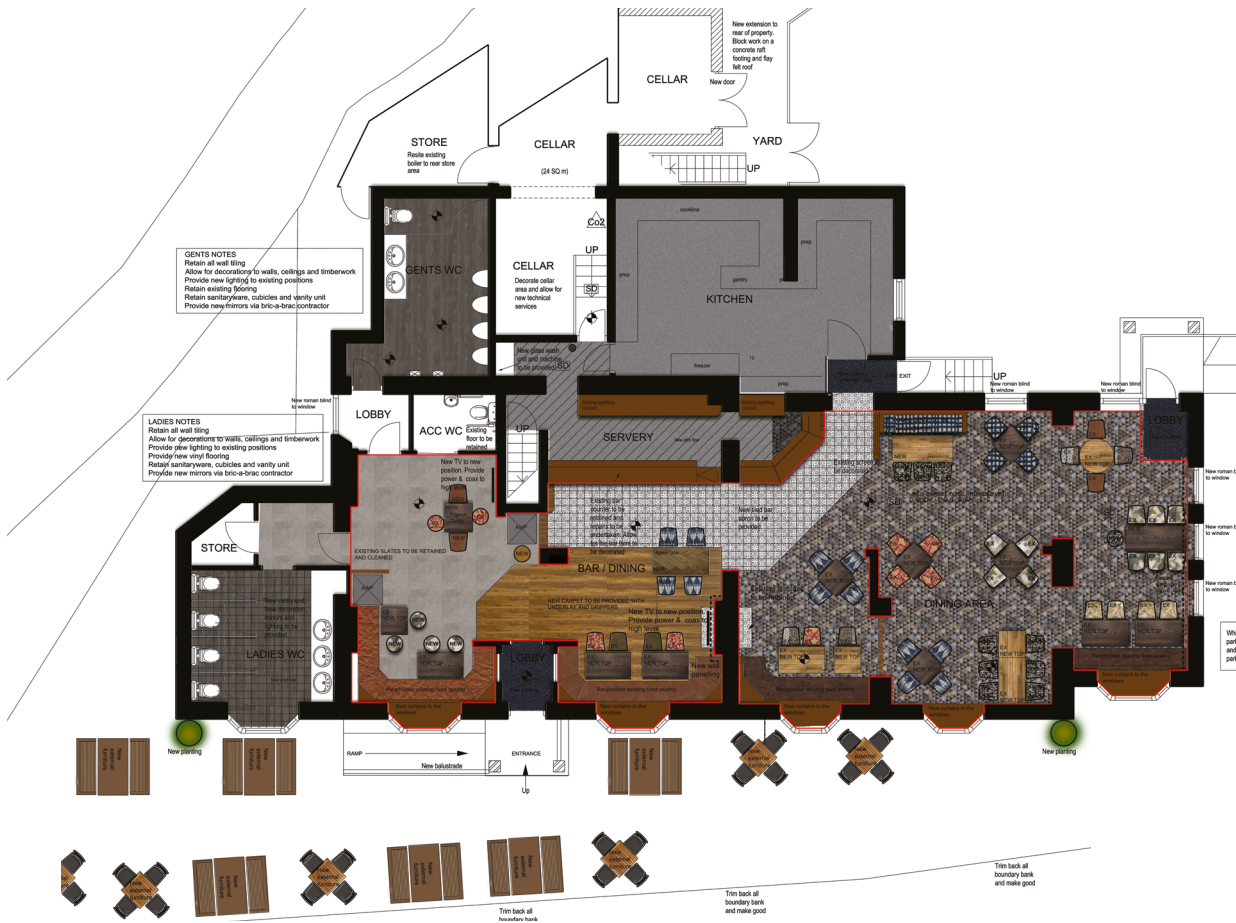
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**This is a fantastic opportunity to take on a pub that's ready for refurbishment and growth.**

An extensive refurbishment will significantly enhance the potential of this community venue in the town of Wombwell near Barnsley. The venue will provide a premium offering that will appeal to the large number of residents in the local area. A quality food menu, featuring pub classics, will be a cornerstone of the new offer. Additional attractions will include a live sports offering and a quality drinks range. We would like to see you bring your own ideas and flair to make the most of this great opportunity.

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# The Junction, Wombwell

## Schedule for The Junction

### Bar servery

Works to the servery will include the following:

- The pendant lighting above the bar servery will be retained and re-lamped.
- The existing bar counter will be retained, refurbished and redecorated.
- A new tiled bar apron to the front of the servery will be added.

### Bar/dining areas

Works to the bar/dining areas will include the following:

- A new carpet will be provided.
- New furniture will be added to allow for an increased number of covers.
- The existing fixed seating will be retained and refurbished.
- New curtains and blinds will be added.
- Redecorations will take place throughout, which will include the addition of feature wallpaper in the dining area.
- New wall lighting will be provided throughout.
- New bric-à-brac will be added.
- New TVs will be introduced in the bar area.

### Toilets

Works to the men's and women's toilets will include the following:

- The walls, ceilings and timberwork will be redecorated.
- New lighting will be added to existing positions.
- New mirrors will be provided.
- New vinyl flooring will be added in the women's toilets.

### Outside area

Works to the outside area will include the following:

- New external furniture will be added.
- New planting will be introduced.

### Signage and lighting

- A full new signage and lighting scheme will complement the interior refurbishments.