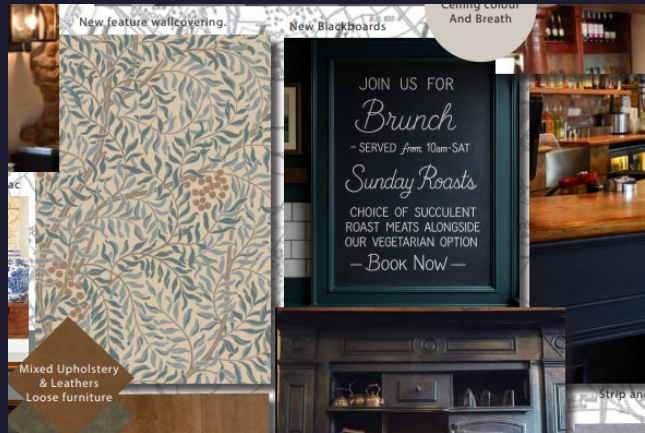




About the Opportunity



Why Invest?

Exciting Opportunity: Old Hall Pub Refurbishment!

We're investing in a full refurbishment of this traditional Yorkshire Dales pub, giving the ground floor, toilets and kitchen a complete upgrade. Outside, we're refreshing the signage and tidying up the external areas to make the place more appealing to passers-by. Once finished, the pub will offer a warm and welcoming setting with 94 internal covers, 62 outside, and seven letting rooms – ideal for drawing in tourists and locals alike.

Elevate Your Investment: Witness the Transformation

Set in the small hamlet of Threshfield near the busy tourist spot of Grassington, the pub sits on a well-used road with regular passing trade from walkers, cyclists and day-trippers. The area is home to a wealthy local population, with just one nearby competitor, making this a great opportunity for an experienced operator to build a destination food pub with rooms.

About the Opportunity



Target Customers

Visiting Tourists:

- With Grassington nearby and the pub sitting on a key route through the Dales, the pub is well placed to attract day-trippers, walkers and cyclists looking for food, drink or an overnight stay.

Local Residents:

- The small but affluent local population in and around Threshfield offers steady trade, especially for quality dining and a comfortable, familiar setting.

Weekend Break Seekers:

- With seven letting rooms on-site, the pub is ideal for couples or small groups seeking a relaxing countryside escape with great food and a traditional feel.

Drive-To Diners:

- Thanks to its accessible location and spacious dining areas, the pub is well suited to customers from nearby towns looking to travel out for a good meal in a rural setting.

About the Opportunity



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. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

Coffee:

- A simple pod-based coffee offer will be available, perfect for daytime visitors or those staying overnight who want a quick, quality hot drink.

Events:

- Low-key entertainment will be introduced to complement the relaxed atmosphere, without distracting from the food-led focus of the pub.

Internal Mood Board



Internal Mood Board



Internal Mood Board



External Mood Board

EXTERNAL AREAS

New authentic sign board



Refurbish existing benches on car park green



Enhance planting



Refurbish existing benches in beer garden



Festoon lighting to beer garden



Paint existing garden trellis



New dog station.

TOILETS

General Feel- Ladies vanity unit & new mirror



Eclectic artwork



Overhaul existing doors



New panelling in ladies



New sign writing



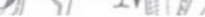
New light fittings



New LVT floor in Ladies



Indicator bolts



Rendered Floor Plan

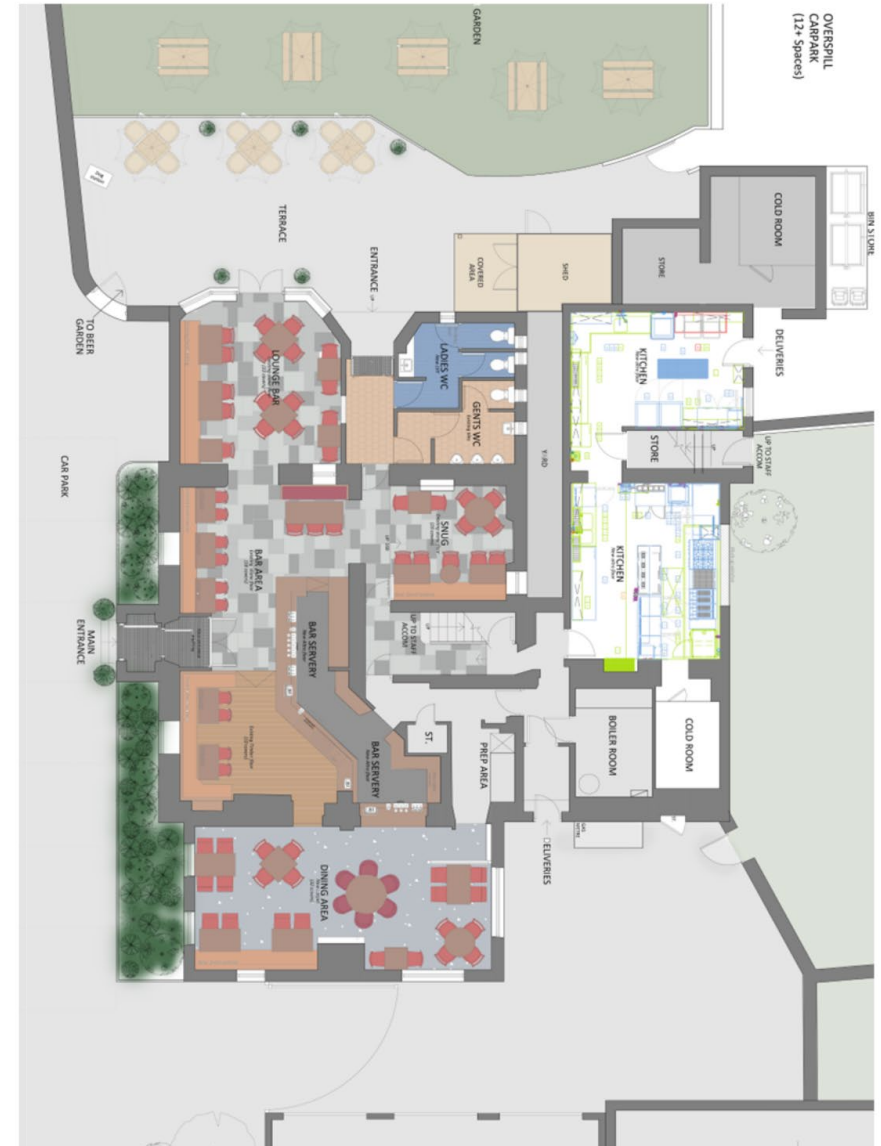


1 Entrance Corridor:

- Retain quarry tiles
- Full redecoration panelling and wallpaper
- New lighting
- Reglaze entrance doors

2 Snug:

- Full re-decoration
- Retain flags and clean
- New furniture and fixed seating
- New bric-a-brac
- New light fittings
- Overhaul fireplace
- Add screens to raised area

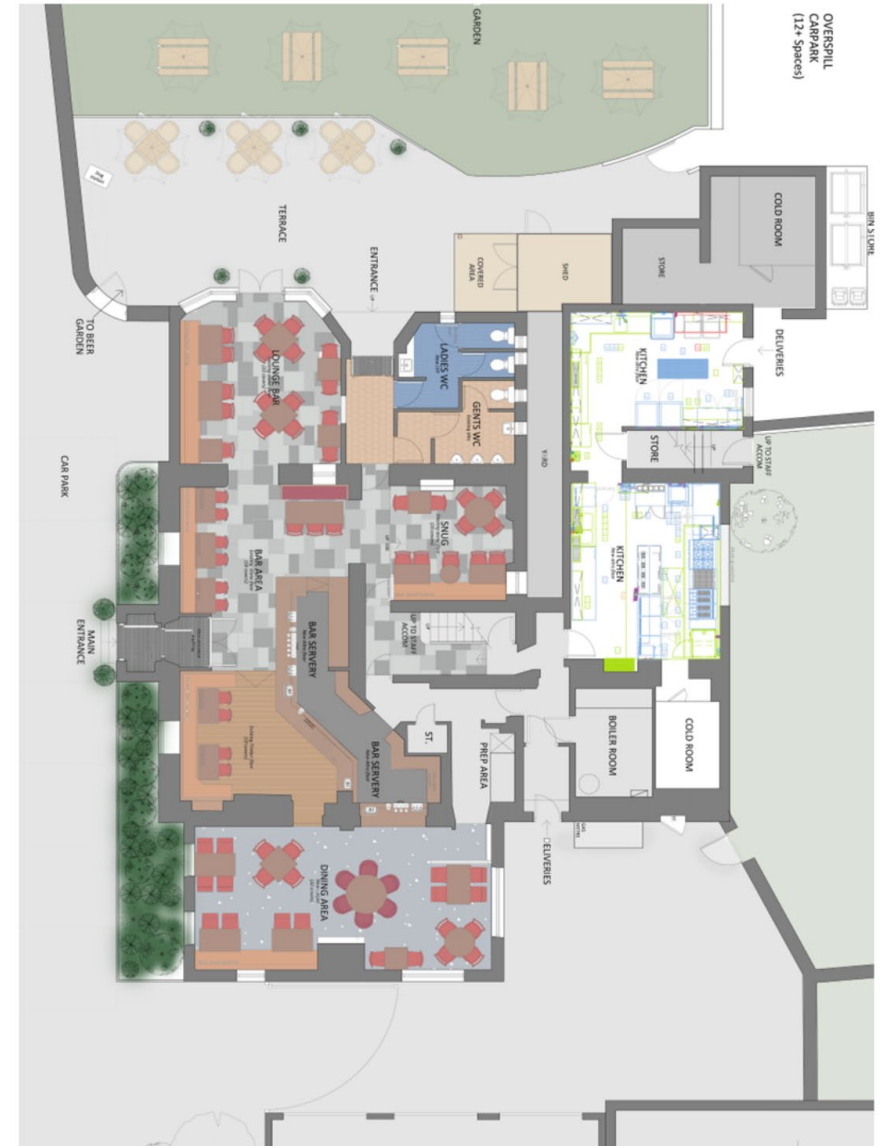


3 Bar And Back Fitting:

- Re-polish bar top and back abr fitting.
- Add bottle fridges.
- Add coffee station.
- Overhaul bar and back bar.
- Add metal cages to main back bar.
- Move glass wash to splayed area.
- Remove stainless racking.
- New altro flooring.

4 Lounge Bar:

- Full re-decoration
- New furniture.
- New light fittings.
- Retain fixed seating.
- Industrial clean stone floor.
- New bric-a-brac.
- Feature blackboards.
- New window dressings.

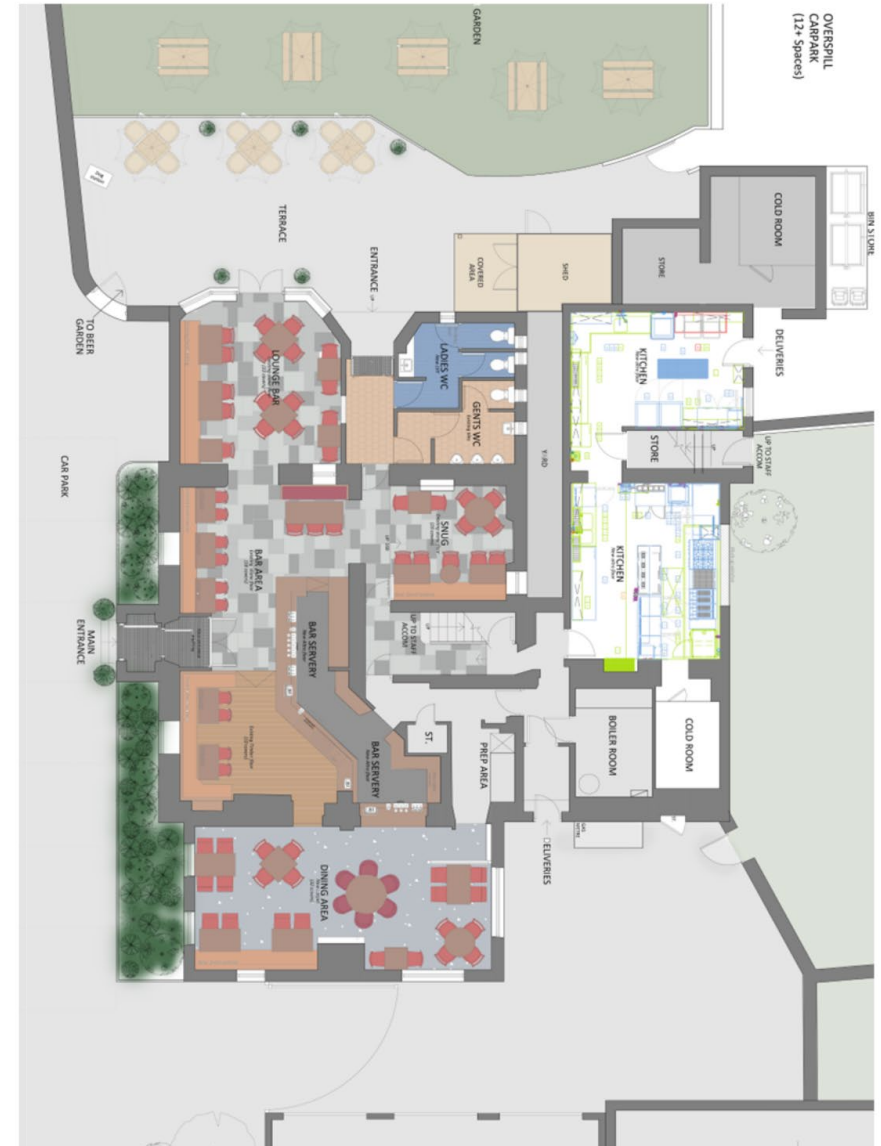


5 Dining Area:

- Full re-decoration
- Reinstate bar servery
- Clean stone fireplace
- Replace existing carpet
- New light fittings to existing positions
- New window dressings
- Uni bond + skin ceiling
- New furniture
- New bric-a-brac

6 Catering Kitchen:

- Overhaul kitchen extract system
- Remove all existing catering kit
- Block up windows
- Screed existing floor and lay altro
- Whiterock tiled walls
- New kitchen as per Lloyds catering layout plan



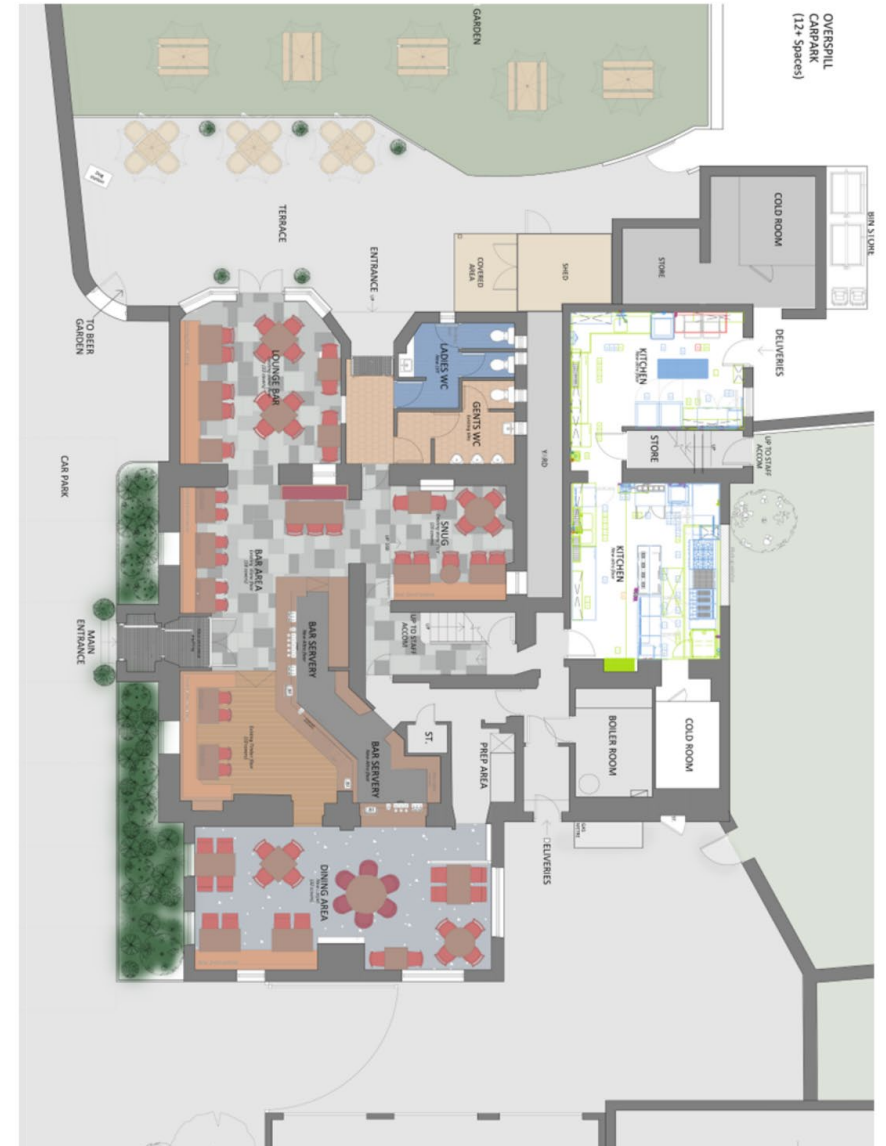
Floor Plans & Finishes

7 Female WC:

- Full re-decoration
- New LVT flooring
- Refurbish vanity units and add new mirrors
- Add new panelling
- New lighting
- Overhaul doors

8 Male WC:

- Full re-decoration
- Retain existing floor tiles
- New mirrors
- Overhaul sanitary ware
- New doors
- New lighting



STAR
— P U B S —

Cellar:

- ## Flat:

-
- OVERSPILL CARPARK (123 Spaces)**
- 1st FLOOR**
- ENTRANCE**
- TO BEER GARDEN**
- CAR PARK**
- MAIN ENTRANCE**
- LOUNGE AREA**
- BAR AREA**
- DINING AREA**
- BAR SERVICE**
- BAR SERVICE**
- BAR SERVICE**
- LOUNGE WC**
- GENTS WC**
- SINGLE**
- UP TO 2ND FLOOR**
- DOWN TO 1ST FLOOR**
- PREP AREA**
- BOILER ROOM**
- COLD ROOM**
- COLD ROOM**
- KITCHEN**
- KITCHEN**
- STORE**
- STORE**
- DELIVERIES**
- UP TO 2ND FLOOR**
- DOWN TO 1ST FLOOR**
- DELIVERIES**
- GARDEN**
- TERRACE**

External Refurbishment



Signage and external works: Beer Garden:

- Pressure wash flags.
- Refurbish all benches
- Cut back grass and planting
- Add festoon lighting
- Repair bay window sills

Signage and external works: External:

- Full external repair & redecoration
- New authentic signage scheme & light fixtures
- New planting scheme to frontage
- Remove Ivy to frontage
- Spot repair car park + white line
- Reglaze front door & new ironmongery
- Refurbish all benches on car park “green”
- Refurbish & redecorate all windows
- Repair garages
- Clear and de-weed cottage area & garden area
- Cut back ivy over kitchen roof
- Weed over-spill carpark



STAR
— PUBS —

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

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