



The Bankhouse, Pudsey

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

The Bankhouse

40 Bankhouse Lane, Pudsey, LS28 8EB

Why invest?

- **Revenue streams** – Multiple income streams include a coffee and/or breakfast offer for the large number of walkers in the local area, which will develop into a lunch menu featuring everything from light bites to full meals. Afternoon tea and dinner and drinks will also form a key part of trade.
- **Original features** – This fabulous stone-built site has the feel of a traditional country pub. The interior is full of original features, including stone-flagged floors, wood-burning stoves, and various nooks and alcoves, including the cosy locals' bar, which provide a great environment for a relaxing meal or drinks with friends and family.

Target customers

- The Bankhouse will appeal to most customer groups across its different occasions, but a key target group will be the affluent older market looking for a trip out for a great lunch or an afternoon tea.
- The evening offer will also target younger couples, more mature professional couples and families from the local area who are willing to pay that bit extra for a great-quality evening meal with premium drinks.

Offer

- Customers will benefit from a fabulous range of premium lagers, ales and craft beers, which will be supplemented by an excellent wine and spirits range. Food-wise, a range of sandwiches and lunch options will evolve into an evening menu devoted to quality pub classics, which will be supported by a range of daily specials.
- A coffee/breakfast option will capitalise on the many early morning walkers in the area.

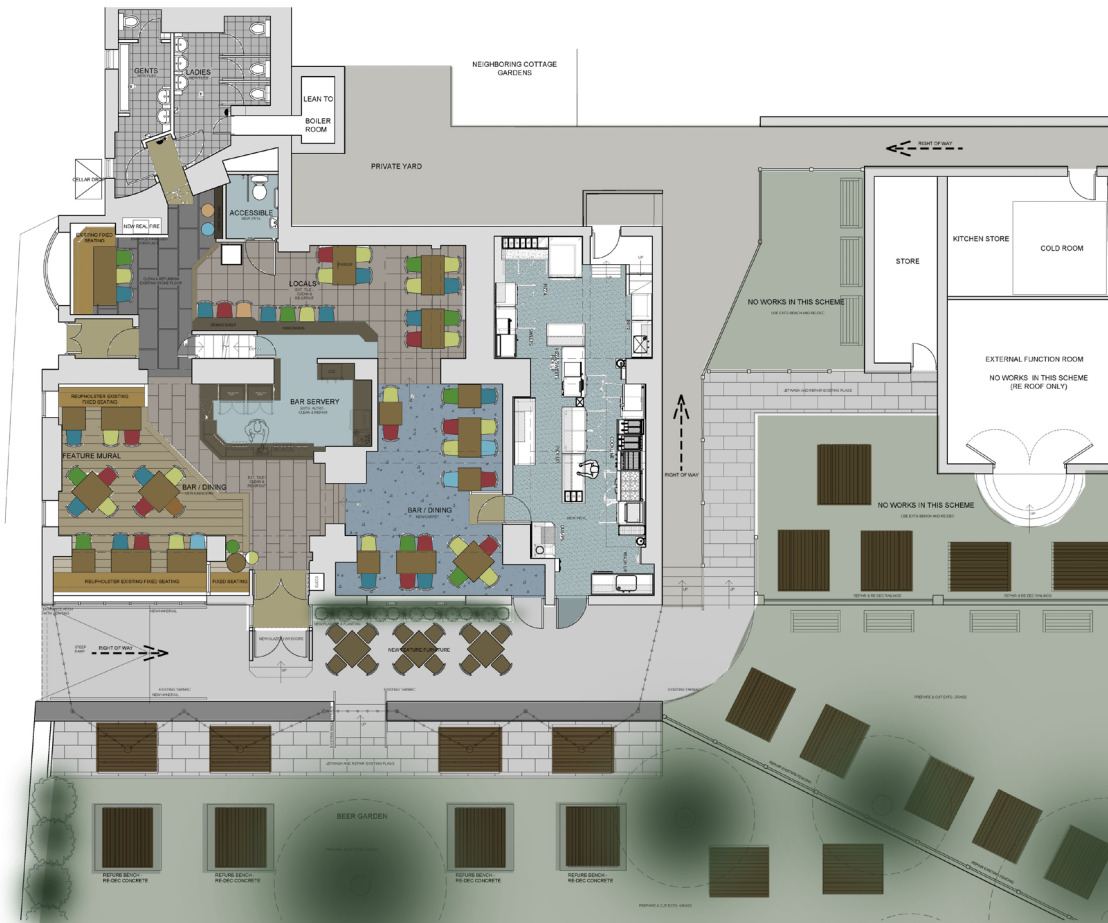
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View Internal Moodboard
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Click on the  to reveal details of the proposed refurbishment.

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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 country-style pub in the market town of Pudsey, West Yorkshire. The characterful interior, which includes a number of original features, is complemented by a fantastic beer garden, which has a covered space for use throughout the year. Food will be a cornerstone of the new offering, building upon the pub's existing foodie reputation. All the building blocks are there for an incoming licensee to make the most of this fantastic opportunity.

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Schedule for The Bankhouse

Bar servery

Works to the servery will include the following:

- The existing bar/backbar top will be stripped and re-polished.
- There will be a full backbar enhancement, including new tiling.
- A new metal over-bar gantry will be added.
- New light fittings will be added.
- Redecorations will take place.
- New shelving will be added to the coffee display.

Bar/dining area

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

- New floor finishes, including Karndean flooring, will be added.
- A selection of new furniture and light fittings will be added.
- The existing fixed seating will be re-upholstered and refurbished.
- A feature sign-written specials board will be introduced.
- Redecorations will take place throughout.

Locals' bar

Works to the locals' bar will include the following:

- The existing stone flags and slate will be deep cleaned.
- The existing fireplace will be redecorated and refurbished.
- The existing leather fixed seating and panelling will be refurbished.
- A selection of new furniture, including a new section of mid/poseur height fixed seating, will be added.

- The drinks shelf to the front of the servery will be decorated.
- New light fittings will be added.
- Redecorations throughout.

Kitchen

Works to the kitchen will include the following:

- A new kitchen layout will be introduced.
- New Altro safety flooring will be added.
- New LED lighting will be introduced.
- Redecorations throughout.

Toilets

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

- New LED downlights will be added.
- Full redecorations will take place throughout.
- All sanitaryware will be overhauled.

Outside area

Works to the outside area will include the following:

- New entrance doors from the beer garden will be added.
- New feature benches and oak pole lighting will be introduced.
- New festoon lighting and twinkle lighting will be added to the trees.
- New landscaping/planting will take place in the garden.
- The existing furniture will be refurbished.

Signage and lighting

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