



● FIVE BELLS, 14 CHURCH LANE, BUGBROOKE, NORTHAMPTON, NN7 3PB ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Transformational refurbishment planned!

An extensive refurbishment at this beautiful pub in the tranquil village of Bugbrooke. This will include a complete redecoration and refurbishment to the indoor and outdoor trading spaces. We will be upgrading the dining are, with new flooring and decorations. We will also be enhancing the bar servery and back bar and a complete refurbishment of the toilets.

Externally, we will be rejuvenating the garden space, forming a new attractive seating area with new F&F and lighting. Improvements will be made to the car park and the pub will receive a face-lift with brand new signage. This will be a truly great pub, with great food.

Beautiful village location

The pub itself is located in Bugbrooke. Bugbrooke is a beautiful village and civil parish in Northamptonshire, England, on a ridge overlooking the valley of the River Nene. The Five Bells is situated directly opposite the church. The pub benefits from affluent demographics and is only 7 miles Southwest from Northampton. This makes it a great choice for locals or those travelling from further afield.

Fantastic potential

In the immediate area, there are only three competitor pubs. An excellent range of premium food and drinks, a complete refurbishment and a stunning setting will separate the site from anything else in the area and beyond. The Five Bells will give people a reason to stay local. The outside space will also be a key trade driver. It will boast some 24 dedicated covers in its newly redecorated lounge area but is capable of many more in the other trading areas throughout the pub. All we're looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

Post-refurbishment, the Five Bells will appeal to a broad spectrum of customers, including:

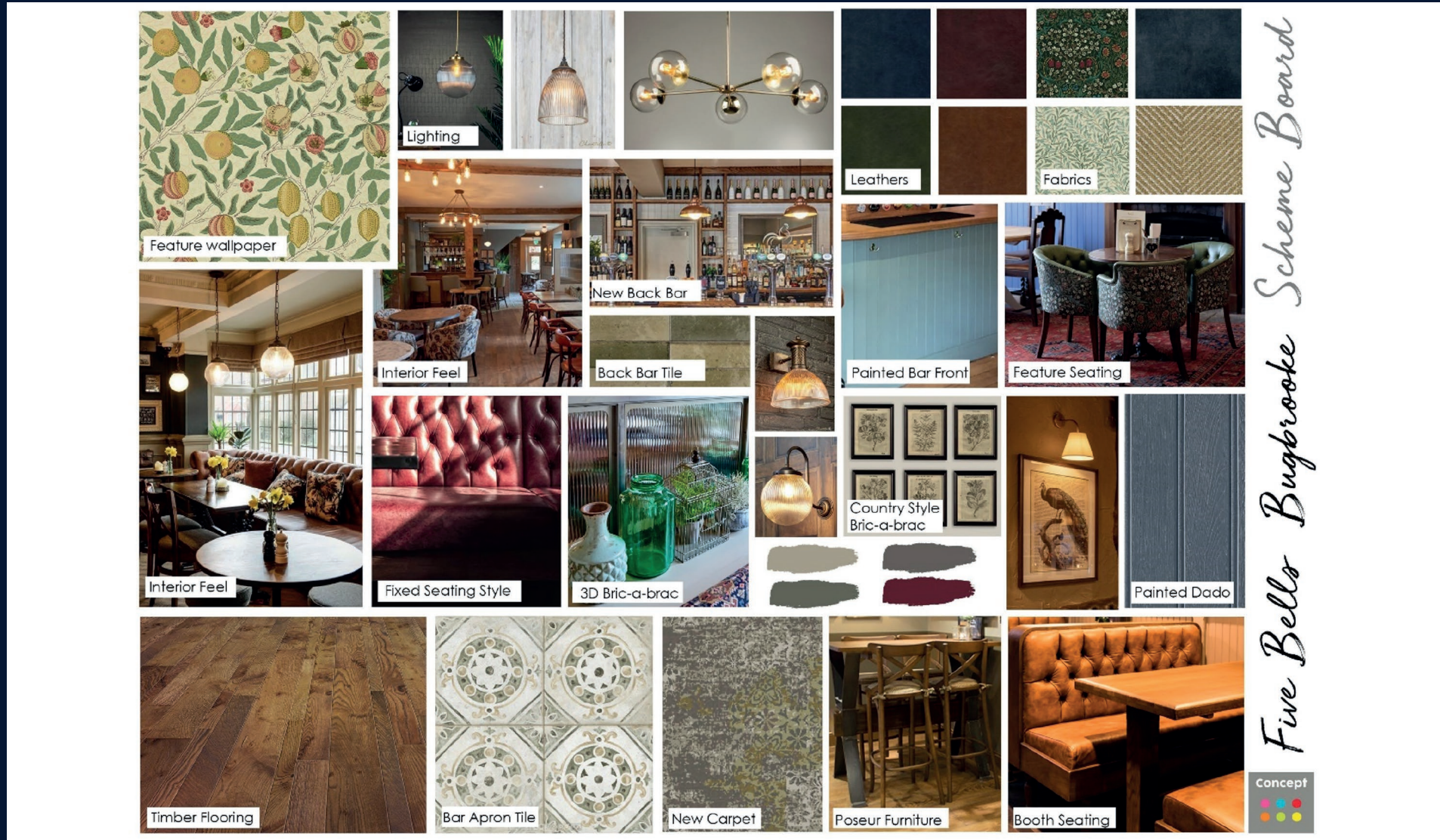
- A wide range of consumers and will attract local residents and families willing to travel for some great food & drink with a warm, welcoming atmosphere
- Couples and professionals looking for a drink or bite to eat throughout the week

OFFER

These customers will enjoy a fantastic offer driven by a quality operator, including:

- Quality pub food, which will be a cornerstone of the offering
- Premium drinks offer including lagers, wines, ciders and spirits
- A coffee offer, to increase daytime trade
- Live entertainment nights throughout the week, driven by the operator

INTERNAL MOODBOARD



Five Bells Bugbrooke Scheme Board

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1 BAR

Works will include:

- New tiled floor
- Strip, stain, repolish bar top & decorate front
- Upgrade Back Bar (i.e. mirror's, tiles etc)
- New TV position
- Accessible width door

2 BAR / LOUNGE

Works will include:

- New timber floor
- Re-upholster existing fixed seating
- Sign writing to brick wall
- New F&F (Poseur & Mid)

3 LOUNGE

Works will include:

- New carpet
- New fixed seating & F&F
- Glazed entrance to garden

4 KITCHEN & DINING AREA

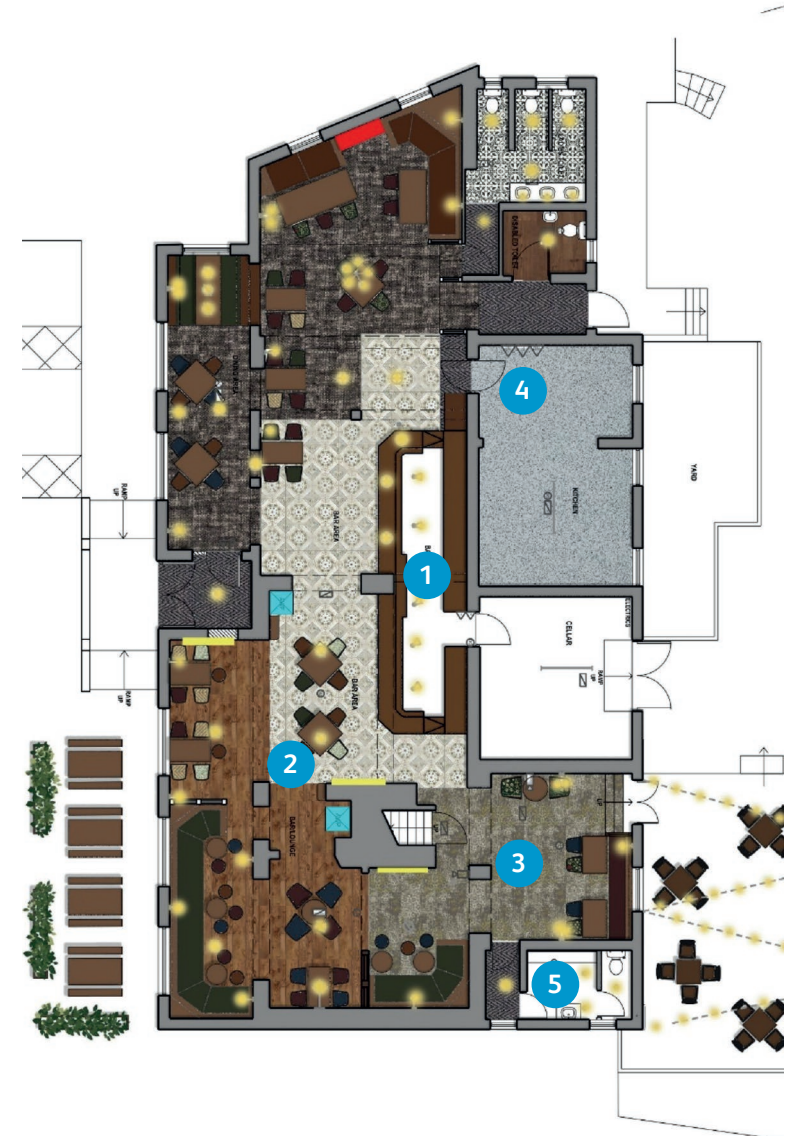
Works will include:

- Complete re-decoration to kitchen and new layout
- Re-upholster existing fixed seating
- New carpet
- Re-purpose some existing F&F

5 TOILETS

Works will include:

- Male/Female & Accessible complete re-decoration



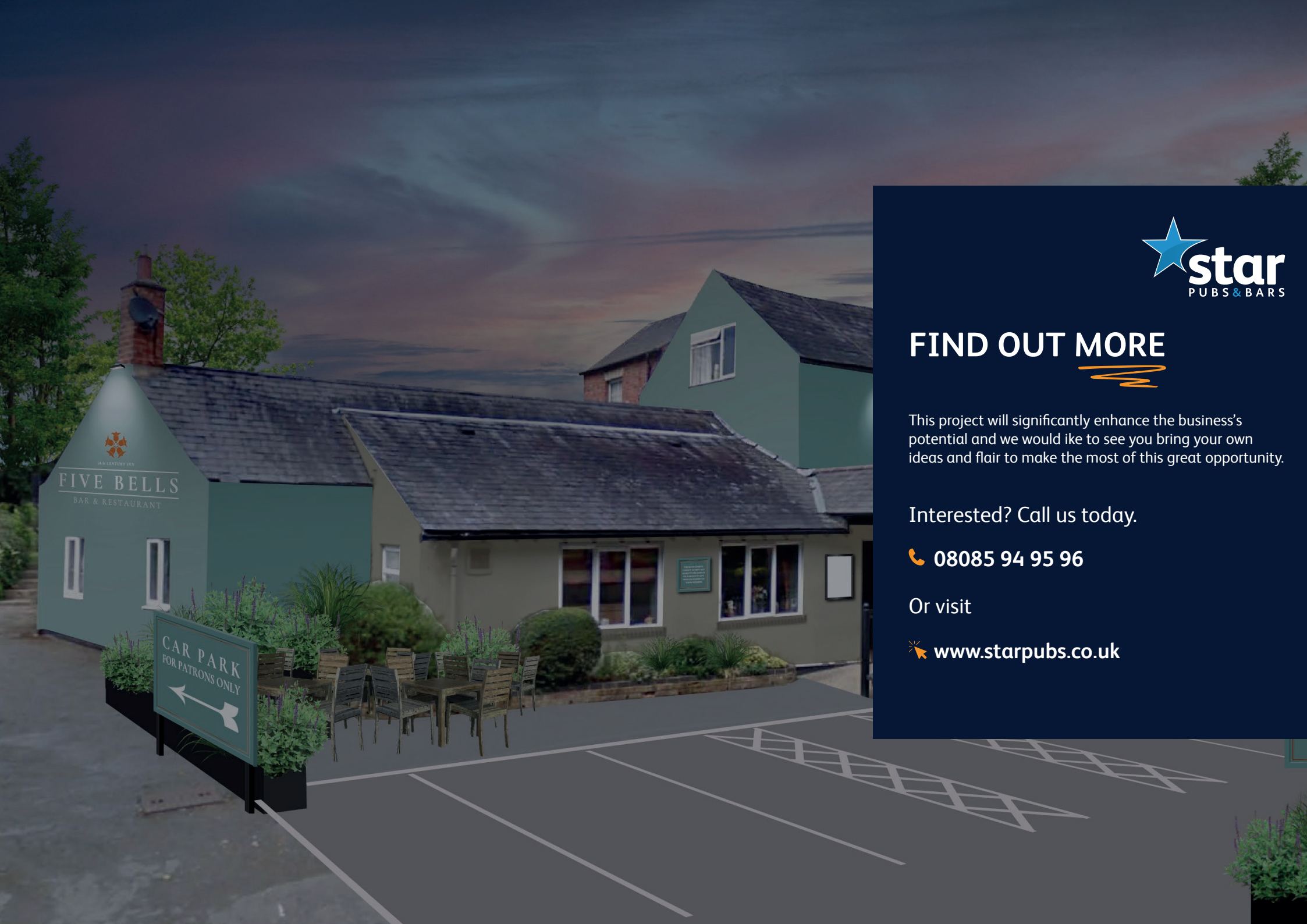
EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- External redecorations to include new signs & lights
- New festoon lights with new patio F&F
- New beer garden F&F and maintenance
- Two new accessible parking bays
- New F&F and planters to front of pub



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? Call us today.

 **08085 94 95 96**

Or visit

 **www.starpubs.co.uk**