



● **BULLERS ARMS, 4 THE STRAND, BRIXHAM, TQ5 8EH** ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned

We are planning a full refurbishment at the Bullers Arms, that touches every part of the pub. This will develop an all singing and dancing, high-street pub with great appeal to the key demographics of the area. This pub will offer a premium experience with a great British pub menu, a very relaxed environment with a new and fresh internal sparkle and an external scheme to reflect the changes with great kerb appeal.

The pub will benefit from new signage and new paint to reflect the internal changes with great kerb appeal.

Excellent location

The Bullers Arms is located in Brixham. Brixham is a coastal town and civil parish in the borough of Torbay in the county of Devon, in the south-west of England. It is one of the main three centres with Paignton and Torquay of the borough. With a total population of almost 17,000 and 63000 within a 20-minute drive this town is also a great tourist destination with thousands visiting the harbour every week. The population has medium affluence and would prefer a great high street pub.

Unmatched potential!

The potential in the pub lies in creating a premium food and drinks offer. The Bullers Arms will appeal to locals all year round but equally importantly to visiting tourists during the peak holiday season as a great pub situated on the harbour. With 68 covers, this pub has huge potential. All we're looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, The Bullers Arms will appeal to a very broad spectrum of customers, including:

- Locals and people from other surrounding villages looking for a fantastic, premium, traditional pub serving excellent upmarket pub food.
- Tourists looking for a nice spot to enjoy food or drink near the harbour

OFFER

When refurbished, The Bullers Arms will offer:

- Premium lagers, craft beers and a great range of cask ales alongside premium wines and spirits and a small range of cocktails.
- Wine is expected to feature highly to match the quality food offer.
- Upmarket pub food.
- Coffees.
- Occasional entertainment during the off-season.

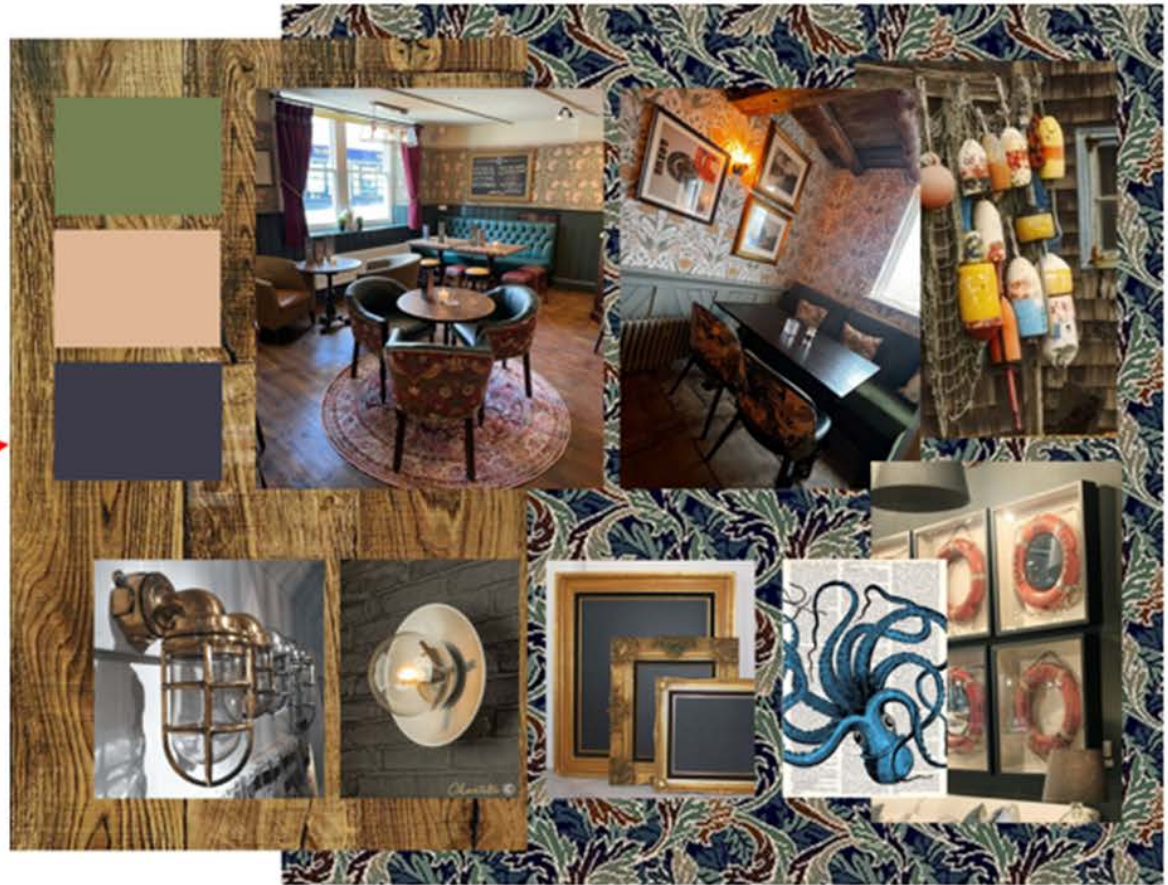
INTERNAL MOODBOARD

The Proposed Scheme



INTERNAL MOODBOARD 3

The Proposed Scheme



RENDERED FLOORPLAN

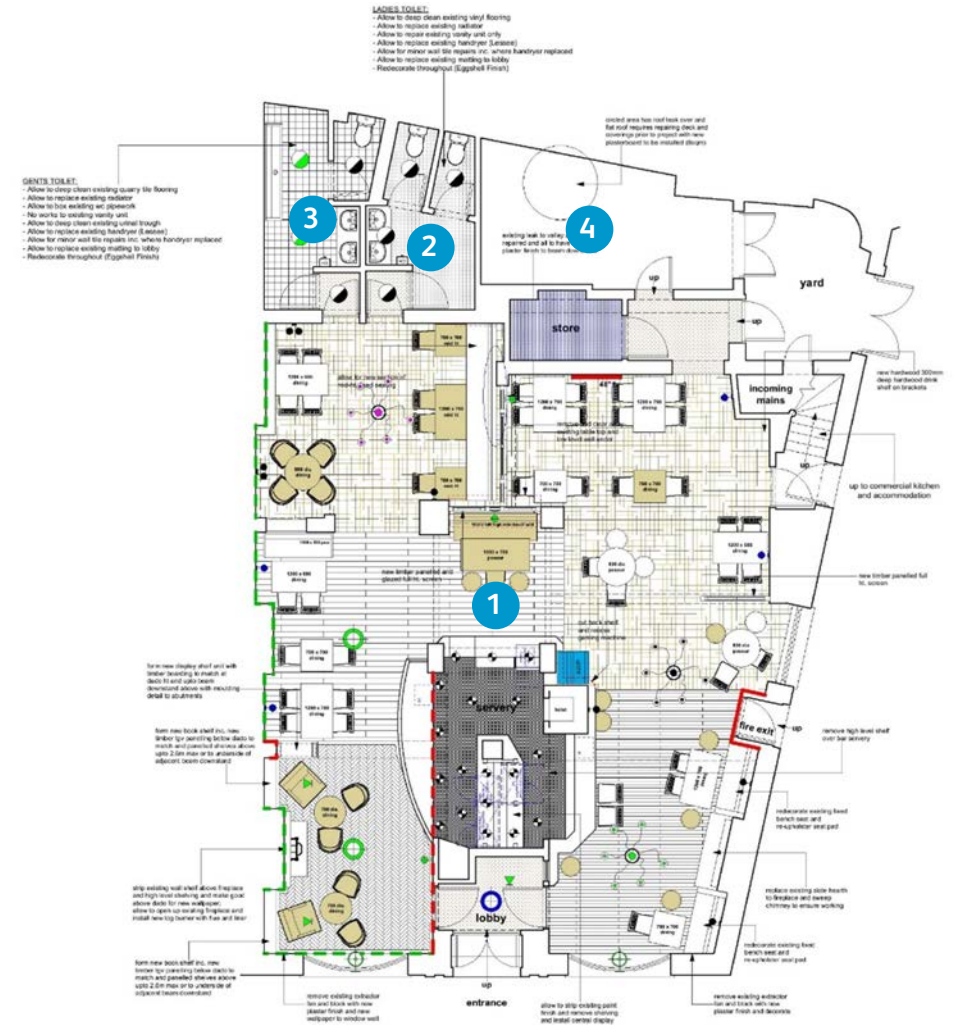


FLOOR PLANS & FINISHES

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GROUND FLOOR TRADING AREAS

- Allow for general undercounter repairs to servery
- Allow to sand stain and seal existing servery and backbar tops
- Provide new upper backfitting's
- Allow to deep clean Altro safety flooring to servery
- Allow for isolated ceiling and floor repairs
- Allow to remove existing wall fans to front elevation, block up and extend new wall finishes
- Allow to remove existing high level shelving and make good good walls ready for decoration
- Supply and install new glazed screens
- Supply and install new built in book shelving and display
- Allow to open-up existing fireplace and install new log burner with flue and liner and allow for new surround and hearth (LH Bar)
- Allow to replace existing slate hearth to existing fireplace (RH Bar)
- Provide new timber panelling to some areas on layout
- Provide new engineered timber flooring as layout
- Provide new timber/karndean flooring as layout
- Supply and install new carpet as layout
- Allow to sand, stain and reseal existing timber flooring
- Provide new entrance/barrier matting
- Allow for complete decorations throughout including feature wallpapers
- Allow for adaption of existing AV system and new TV's
- Allow for new mid dining height fixed seating
- Allow for new and refurb internal furniture
- Allow for new lighting to existing and new positions
- Allow for new artwork and bric-a-brac theming
- Allow for internal signwriting
- Allow to modify existing intruder alarm and CCTV system
- Allow to replace existing curtains and blinds



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- Full external redecoration
- New external signage and lighting scheme
- Allow for window, doors, joinery pre-paint repair
- Allow for external repairs





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**