



About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Victoria Pub Refurbishment Underway!

Discover the unparalleled investment potential of The Victoria, strategically positioned in Lostock Hall. Nestled along the bustling main road connecting Leyland and Preston, this large roadside pub boasts a remarkable front patio area and stands proudly next to one of the nation's leading Motorhome and Caravan retailers, Campbell's Caravans and Motorhomes.

Elevate Your Investment: Witness the Transformation

The Victoria beckons with a thriving demographic of 9,570 adults residing within a 20-minute walk. Within a 10-minute stroll, 5,068 adults are potential patrons, presenting a golden opportunity for your investment. Notably, with only eight licensed premises in the vicinity, including four pubs and two Star Pubs & Bars sites (Wishing Well & Pleasant Retreat), The Victoria stands out as a unique and promising venture. Seize the chance to invest in a pub that is not just a watering hole but a focal point in a community poised for growth.

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Target Customers

When refurbished, the Victoria will appeal to:

Community-Centric Pub Enthusiasts:

- The refurbished Victoria Pub aims to be the heart of the local community, offering home-cooked, locally sourced meals. It's the go-to spot for residents looking to socialise, unwind, and enjoy quality food and drinks with loved ones.

Scenic Sippers and Day Trippers:

- The Victoria promises a premium local experience with 35 dining covers and an inviting atmosphere. Stand out from competitors with a focus on locally sourced, home-cooked cuisine.

Affluent Connoisseurs and Families:

- The Victoria offers premium and craft beers, ciders, and an extensive wine and spirits range. Positioned as a destination for beer and cider enthusiasts seeking high-quality beverages.

Local Social Hub Seekers:

- Regular live entertainment, quizzes, charity events, and live music promise a lively social scene at The Victoria. Attracts those seeking entertainment and social gatherings within the community.

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The Offer

When refurbished, the Victoria will offer:

Drinks:

- Explore an exceptional array of premium beers, cask ales, and a delightful selection of spirits at The Victoria. Our offerings also include refreshing non-alcoholic options for those seeking something different.

Food:

- Savour a variety of pub classics and weekly specials that offer a delicious twist on traditional favourites.

Coffee:

- Start your day with a cup of warmth from our simple yet satisfying coffee selection. The specific offerings will be tailored by you for a personalised touch.

Events:

- Imagine The Victoria as more than just a pub; it's a venue for unforgettable events. Consider hosting your next celebration or gathering with us. From weekly quizzes to monthly acoustic sessions, our space is perfect for creating lasting memories.

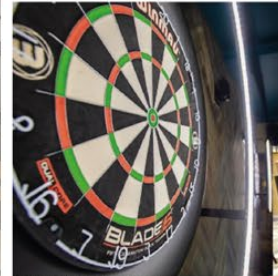
Internal Mood Board



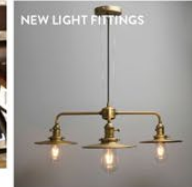
EXISTING BACK BAR MODIFIED



POOL TABLE WITH LIGHT



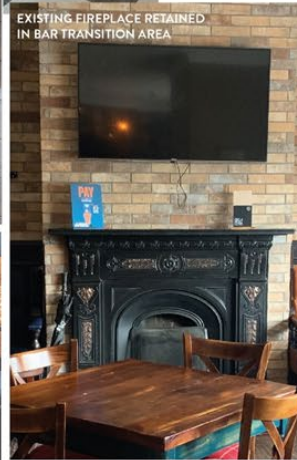
HALO LIT DARTS BOARD



NEW LIGHT FITTINGS



NEW ARTWORK & BRIC A BRAC



EXISTING FIREPLACE RETAINED IN BAR TRANSITION AREA



REFURBISH EXISTING FURNITURE

MINIMAL NEW FURNITURE



EXISTING FRONT BAR REDECORATED, COUNTER TOP SANDED AND REPOLISHED



REUPHOLSTER EXISTING FIXED SEATING



FURNITURE SUITABLE FOR DRINKING & DINING



EXISTING MARMOLEUM - DEEP CLEANED



SAND AND RESTAIN TIMBER FLOOR



EXISTING CARPET - DEEP CLEANED



EXISTING TIMBER EFFECT VINYL



EXISTING BAR APRON TILES



MINOR WORKS TO TOILETS - RETAIN WALL TILES, GENERAL DECORATION

External Mood Board



NEW PICNIC BENCHES WITH PARASOLS

NEW ROUNDABOUT BENCHES WITH REPAIRS TO FENCING



NEW TIMBER PLANTERS AND PLANTING



EXISTING PAVING JET WASHED AND RE-POINTED



NEW PARASOLS TO EXISTING BENCHES



NEW MID HIGH FURNITURE

Rendered Floor Plan



Floor Plans & Finishes

1 General Trading Areas

- Full interior redecoration
- New backbar fitting
- Addition of selective furniture and fittings
- Refurbishment of existing seating
- Renewal of decorative light fittings
- Brand-new darts station
- New entrance matting

2 Kitchen & Cellar

- Preparation and redecoration of new kitchen
- Fitting of new altro flooring
- New white rock fitted to walls
- Addition of new white goods and appliances



External Refurbishment



Signage and external works

- Full external repairs and redecoration
- New signage and lighting scheme
- Complete overhaul and repair of garden area lighting
- Addition of new festoon lighting
- New fencing to beer garden and store
- Re-utilisation of concrete bollards for car parking area



The Victoria, 54 Watkin Lane, Lostock Hall, Preston, PR5 5RD