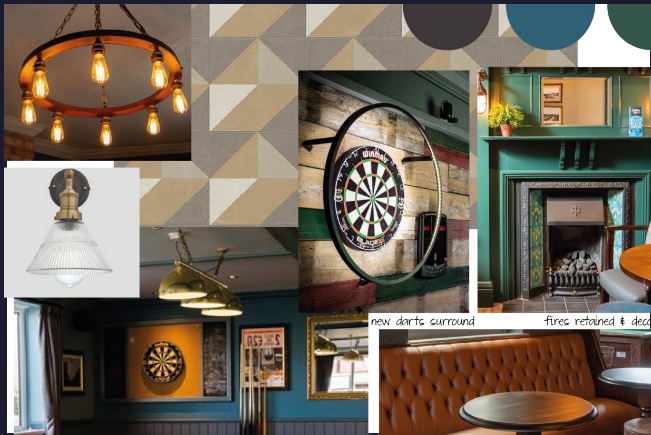




About the Opportunity



Why Invest?

Exciting Opportunity: Rose & Crown, Seacombe Pub Refurbishment!

A major refurbishment is planned for the Rose & Crown, transforming it into a well-finished community pub. The interior will be fully redecorated, with upgrades including a refreshed bar servery, redecorated toilets, and new or refurbished furniture to create a more premium feel. Externally, the pub will benefit from new signage and lighting, while the beer garden will be redecorated and the front drinking area enhanced with additional seating.

Elevate Your Investment: Witness the Transformation

The Rose & Crown sits at the heart of Seacombe village, the only pub in the centre and well placed for links to Liverpool and Chester. With 18,460 adults within a 20-minute walk, it already attracts steady trade and has strong local appeal. The refurbishment will enhance its offer with fresh décor, an improved games room and upgraded facilities, creating a welcoming space to meet friends, enjoy drinks and watch live sport. It's a great opportunity for an operator to run a true community pub.

About the Opportunity



Target Customers

The newly refurbished The Rose & Crown will appeal to:

- All ages and mixed groups.
- Local residents and sports fans wanting to watch live sports.

Offer

Local Residents:

When refurbished, The Rose & Crown will offer:

- A high quality, focused range of drinks including favourite lagers, spirits and wines.
- A focus on live sports and pub games including dart boards and pool tables.
- Entertainment as part of the rhythm of the week.

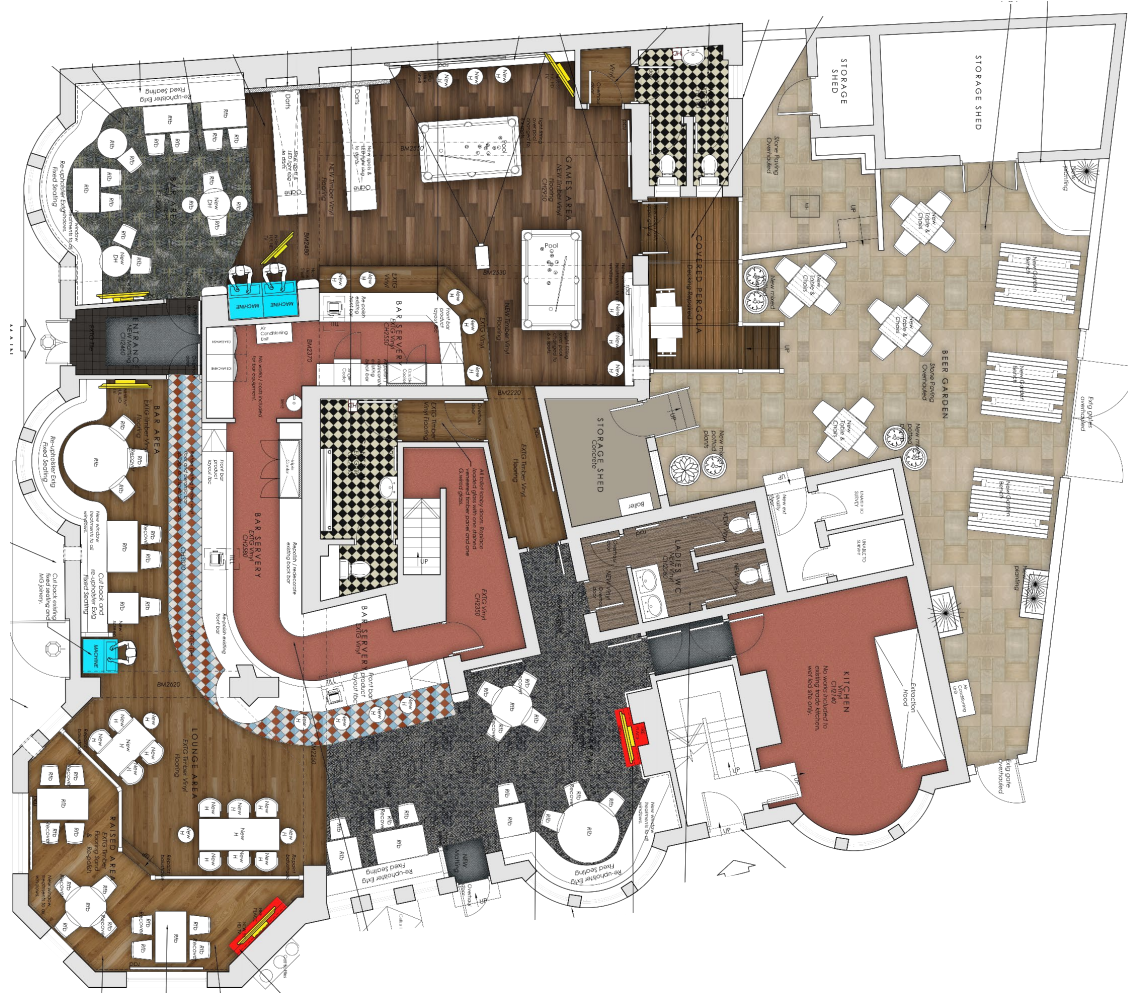
Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Bar area - Reupholster fixed seating. New carpet. Strip wallpaper and replace with a mixture of painted surfaces & wallpaper.
- New window treatment to all windows.
- Bar servery - New front / back / over bars to lounge, games room and bar area
- Games room - New matting to darts area. Remove jukebox. Install new drinks shelf. Sand and repolish existing drinks shelf.
- Lounge - New carpet. Sand and stain raised timber flooring. New light fittings. Strip wallpaper and replace with a mixture of painted surfaces & wallpaper.

Customer Toilets:

- Ladies' toilets - New flooring. Repairs to tiles. New vanity top. Full decorations.
- Gents' toilet- Patch repairs. New tiles where necessary. New trough urinal. Full decorations

Back of House:

- Works to the living accommodation to include, flooring, decorations, limited repairs to bathroom and kitchen.



External Refurbishment



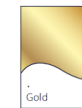
Render
Window frames
Doors



Signage



Letters
Vinyls



Vinyls
Lanterns

Signage and external works:

- New F&F. Overhaul the decking flooring under the pergola.
- General landscaping works.
- Demolish and remove low level damaged brick wall. No works to the dilapidated outbuildings.
- New signage & lighting. Limited external decorations and a mixture of new and refurbished F&F.



● Rose & Crown, Poulton Road, Wallasey, Seacombe, CH44 4DE ●