



● ROSE & CROWN, POULTON ROAD, SEACOMBE, WALLASEY, CH44 4DE ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Major refurbishment planned

A fabulous refurbishment will transform the Rose & Crown into a well finished community pub. Inside, the pub will be redecorated throughout. Other upgrades throughout the pub such as improving the room, overhauling the bar servery, redecorated toilets and new & refurbished furniture will give the pub a much more premium feel.

Outside the pub, the refurbishment will include all new signage and lighting. The existing beer garden will be redecorated and plenty of new benches will be added to the front drinking area.

Community focused

The Rose & Crown is located in the centre of Seacombe village, at the north end of the Wirral Peninsula. The pub itself is situated in the centre of the village. The pub is within 2 minutes' drive of the Mersey tunnel that leads to Liverpool city centre and the M53 that links Chester and Liverpool. There are c18,460 adults within a twenty-minute walk of the pub. The Rose & Crown is the only pub in the centre of Seacombe.

Major potential

The pub has an already established trade. We're building on strong foundations, taking its appeal to the next level and allow a new operator to build a reputation as one of the best places to meet friends, family or colleagues for a drink or to watch the big match. The improved games room, new décor and a welcome range of drinks will make this pub stand out over the limited competition in the area. All we're looking for is the right operator who understands the dynamics of a drinks-led community pub...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished The Rose & Crown will appeal to:

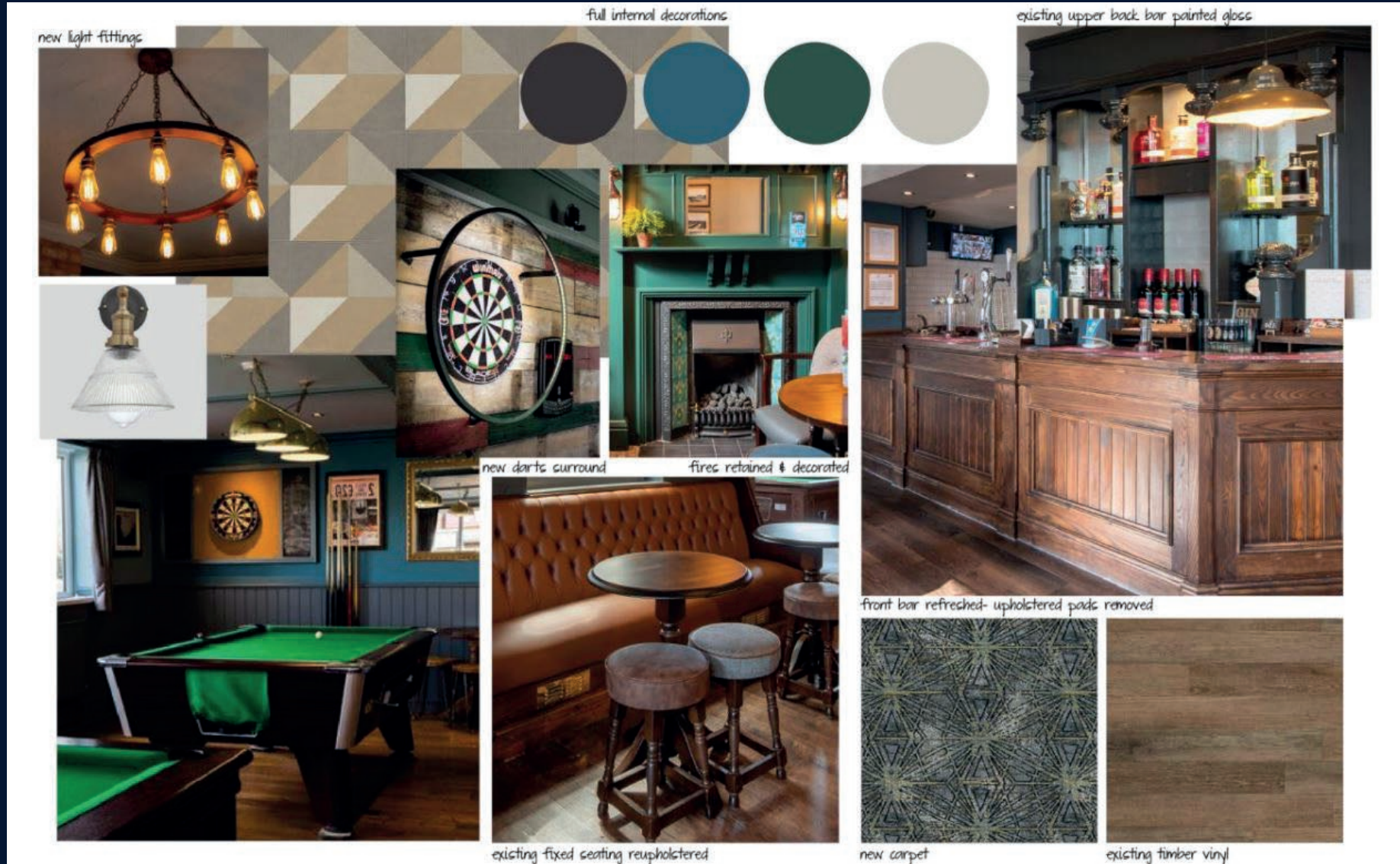
- All ages and mixed groups
- Local residents and sports fans wanting to watch live sports

OFFER

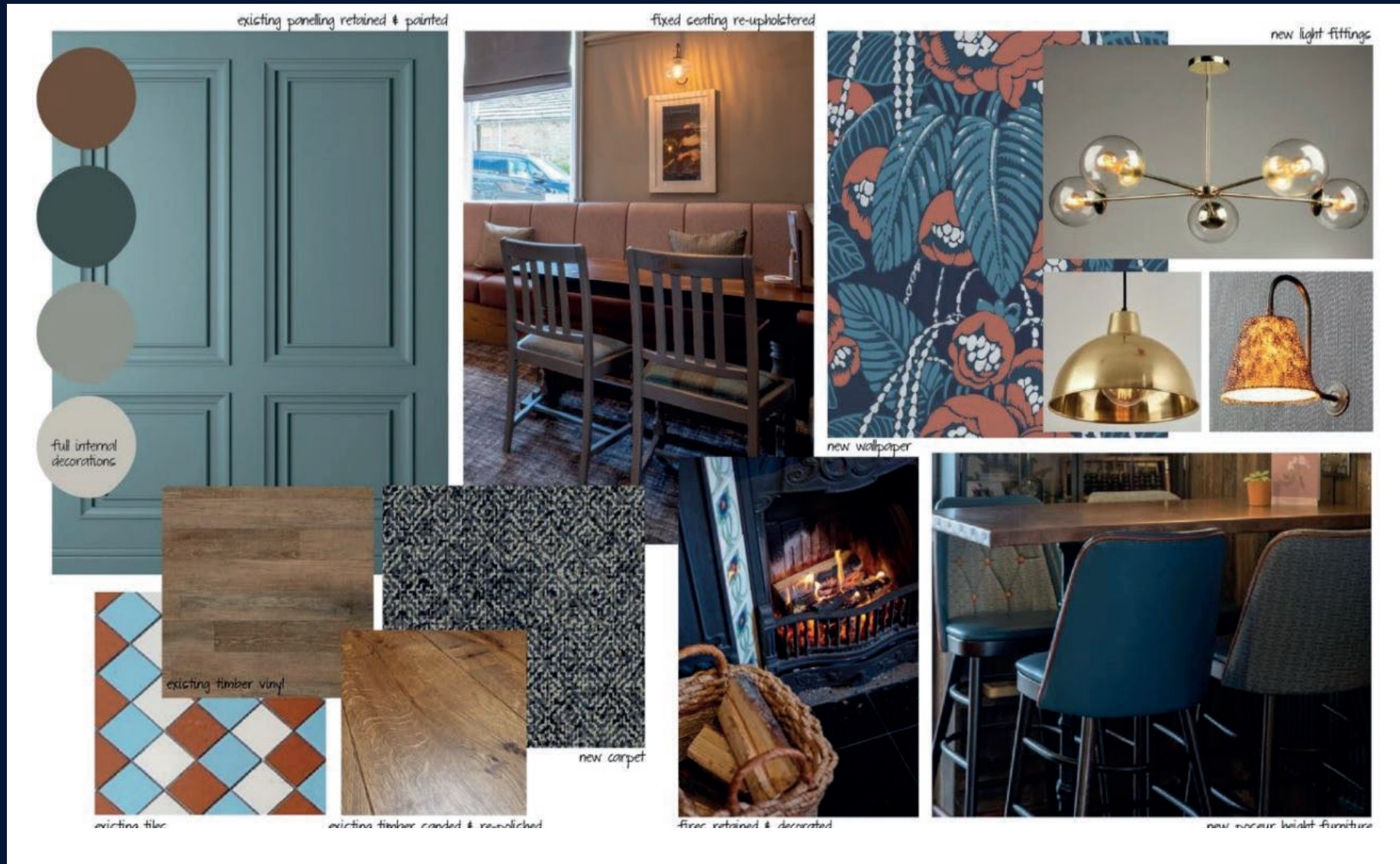
When refurbished, The Rose & Crown will offer:

- 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 MOODBOARD



INTERNAL MOODBOARD



FLOOR PLANS & FINISHES

1

INTERNAL TRADING AREAS

Works will include:

- 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.

2

TOILETS

Works will include:

- 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

3

BACK OF HOUSE

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



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- 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.



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**