





# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Black Swan Pub Refurbishment!

We're making a significant investment to transform The Black Swan in Burnbridge into a warm, welcoming pub with great food and a standout setting. Inside, we're bringing out the best of its original Victorian character, while outside, a full refresh including new signage will give the pub real curb appeal. With 100 indoor covers and 82 in the large south-west facing garden, there's plenty of space to cater to locals and visitors alike.

### Elevate Your Investment: Witness the Transformation

The Black Swan is the only pub in a thriving, affluent village near Harrogate, and with no real competition nearby, the opportunity here is clear. We're looking for an experienced operator who can run a solid food-led business and make the most of a well-backed, upgraded site. If you are ready to take on a pub that's built for success, we'd love to talk.

# About the Opportunity

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## Target Customers

### Local Residents:

- Living in a prosperous village with no other pub nearby, these residents are looking for a high-quality, reliable spot to enjoy food and drinks close to home. The pub's character and comfort will appeal to their taste for traditional charm with a premium edge.

### Destination Diners:

- Visitors from nearby towns or the wider Yorkshire area seeking a countryside escape with great food and a scenic garden setting. The Black Swan offers an attractive place to relax and dine in a beautiful location.

### Social Groups & Families:

- With spacious indoor and outdoor areas, the pub is well-suited for gatherings, casual get-togethers, and family meals. Its garden and atmosphere make it a comfortable option for both adults and children.

### Food Loving Professionals:

- Professionals from the region, especially Harrogate, who appreciate quality Yorkshire-based dishes and a well-curated drinks list. They'll be drawn to the consistent food offer and stylish, refurbished surroundings.

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## The Offer

### Drinks:

- The pub will offer a wide variety of drinks, including a strong range of premium lagers and cask ales, alongside a carefully selected wine list. The focus is on quality and choice to suit a discerning crowd.

### Food:

- The menu will feature traditional Yorkshire dishes made with quality ingredients. It's designed to appeal to both locals and destination diners looking for hearty, reliable pub food.

### Coffee:

- A quality coffee offering will be available throughout the day. This adds an extra draw for daytime visitors and those looking for a more relaxed, non-alcoholic option.

### Events:

- The pub will host limited events tied to local village life and seasonal occasions. The aim is to support community engagement without disrupting the relaxed, food-led atmosphere.

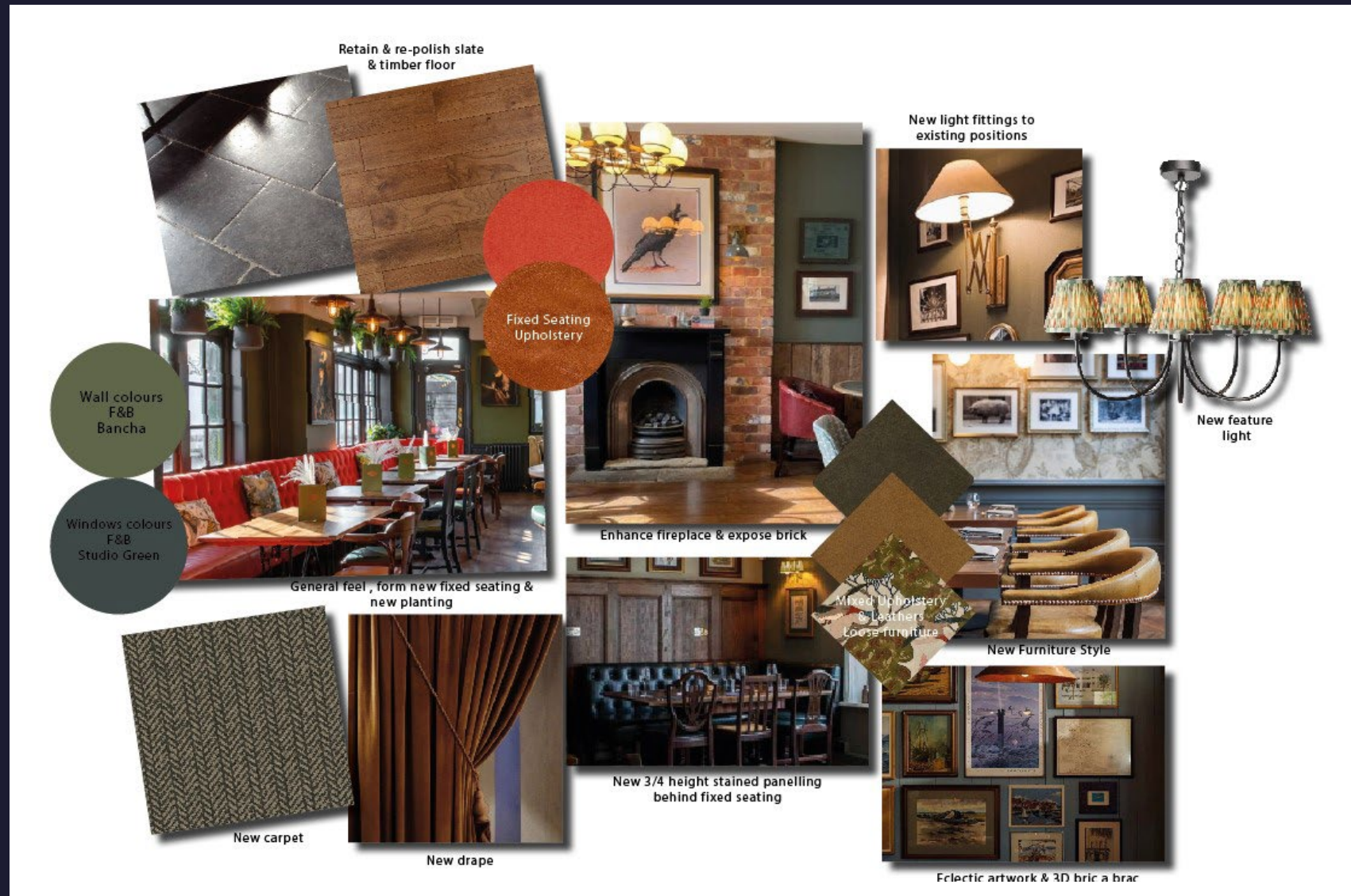


# Internal Mood Board





# Internal Mood Board



# External Mood Board



New sign board



New bench seating



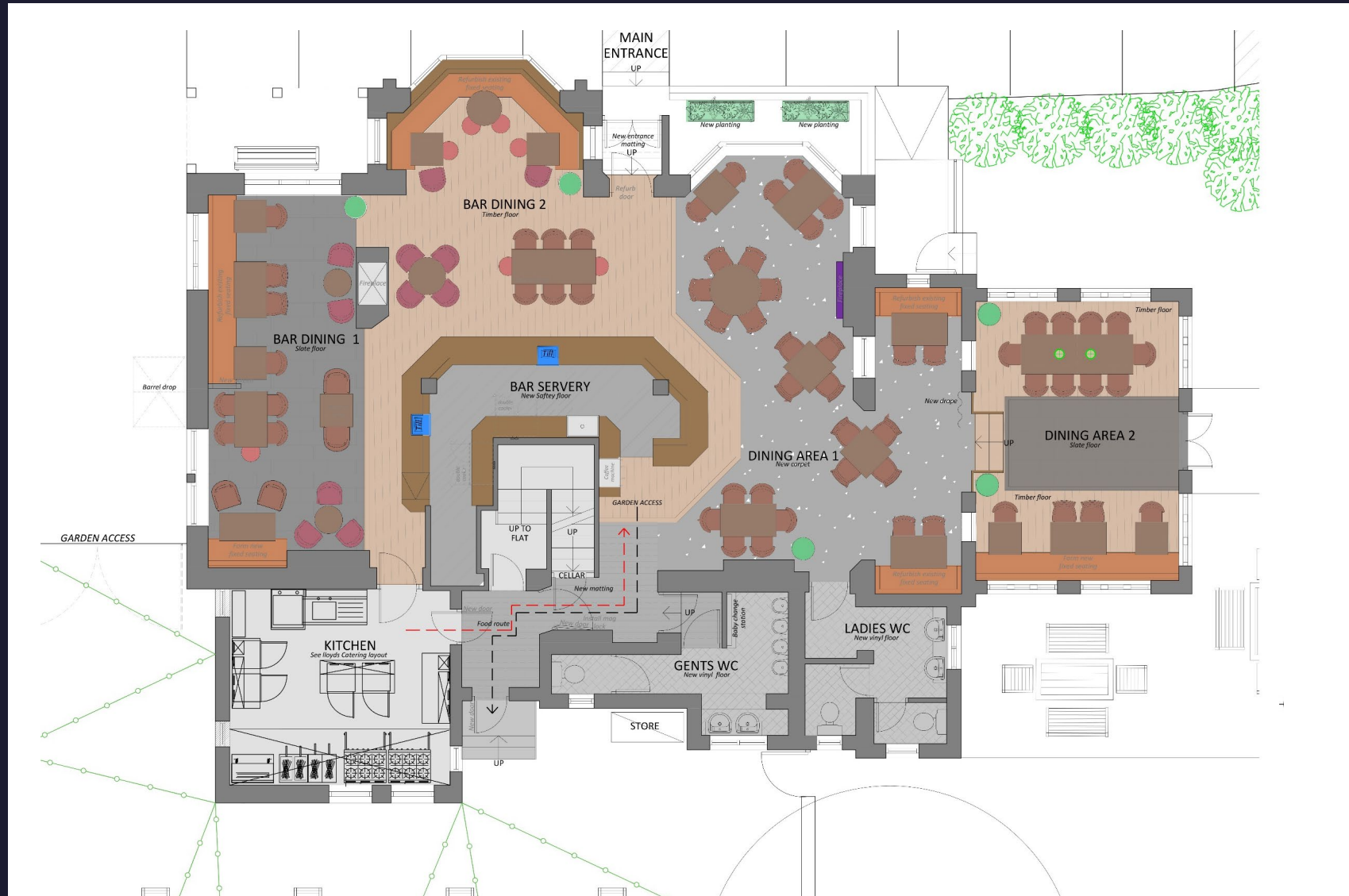
Festoon lighting to courtyard area



New planting



# Rendered Floor Plan





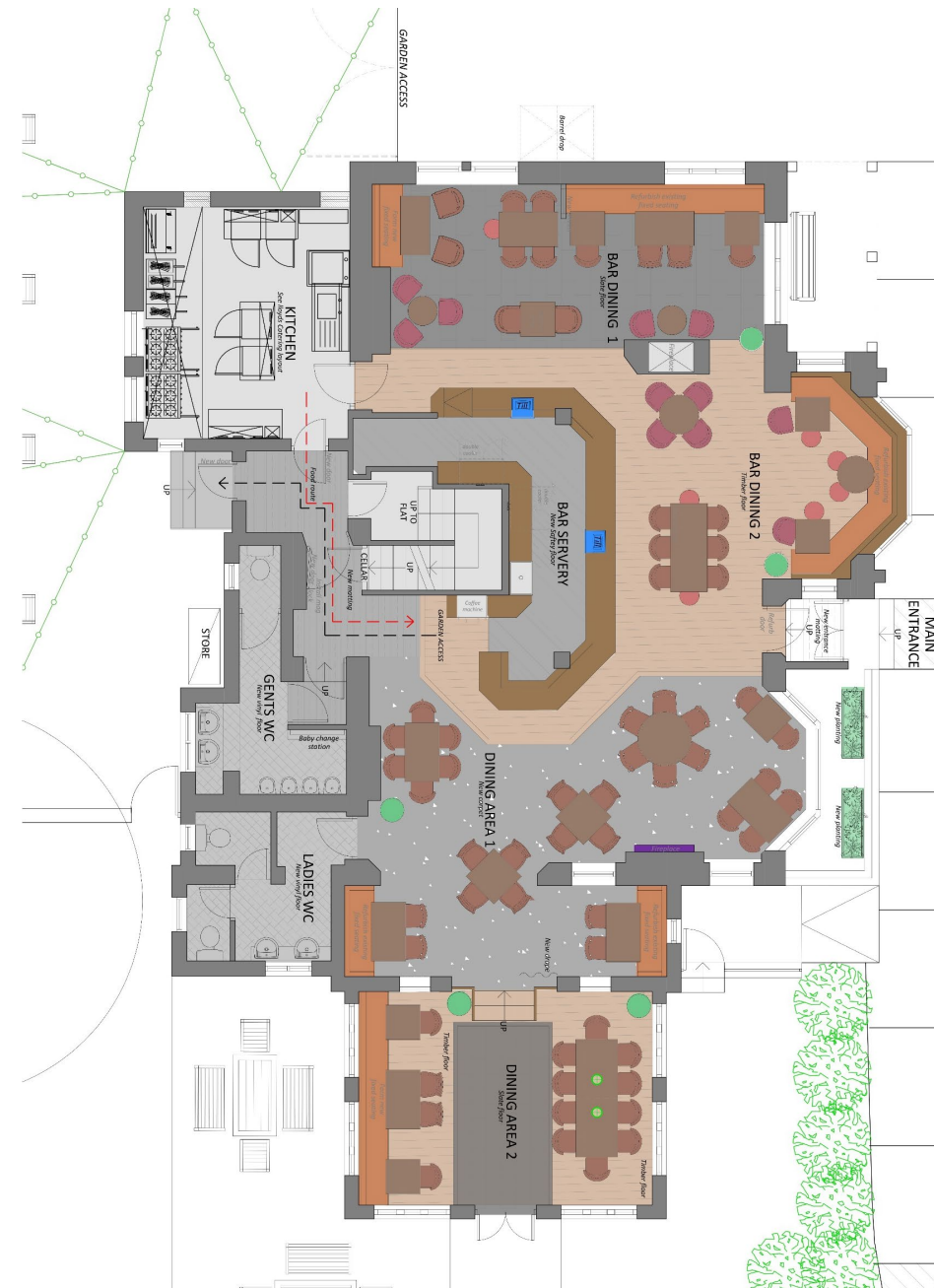
# Floor Plans & Finishes

## 1 Bar Dining Area 1:

- New furniture
- Adapt & re-upholster fixed seating
- New bric-a-brac
- Clean and re-seal slate floor
- Full redecoration throughout
- New light fittings
- Upgrade existing lights with LED lamps
- New screen divider
- New fixed seating

## 2 Bar Dining Area 2:

- Re-upholster fixed seating
- New furniture
- New bric-a-brac
- Strip and re-stain / repolish timber floor
- Full redecoration
- New light fittings
- Upgrade existing lights with LED lamps
- Enhance existing fireplace



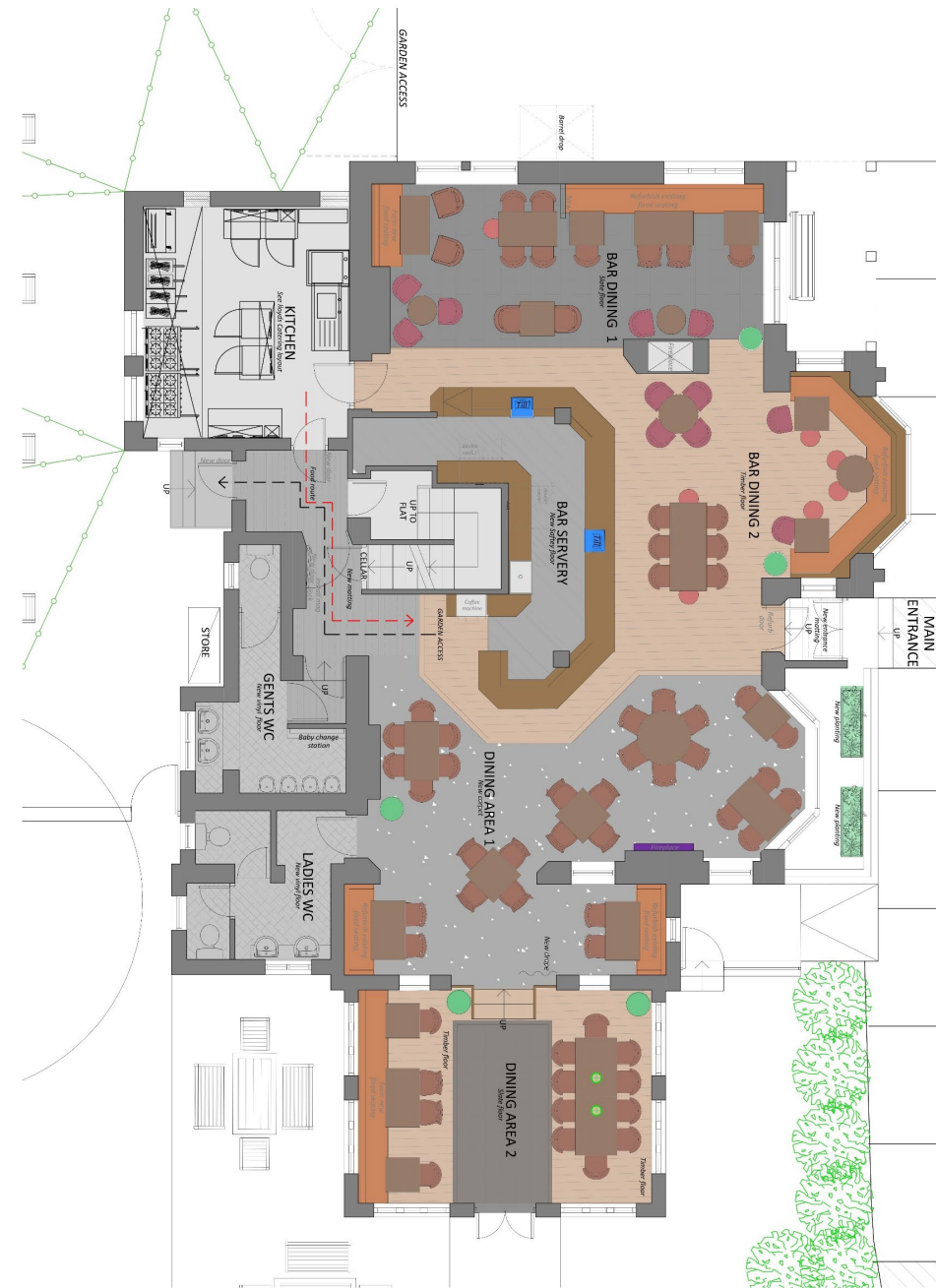
# Floor Plans & Finishes

## 3 Dining Rooms:

- Full redecoration
- New furniture
- New bric-a-brac
- Replace existing carpet with new
- New fixed seating
- New light fittings
- Upgrade existing lights with LED lamps
- Enhance existing fireplace
- Strip and re-stain / repolish timber floor
- Clean and re-seal slate floor
- Paint existing dado panelling
- New  $\frac{3}{4}$  height panelling behind small fixed seating sections
- New drapes

## 4 Lobby:

- Strip and replace entrance matting in both lobbies
- Full redecoration





# Floor Plans & Finishes

## 5 Bar & Back Fitting:

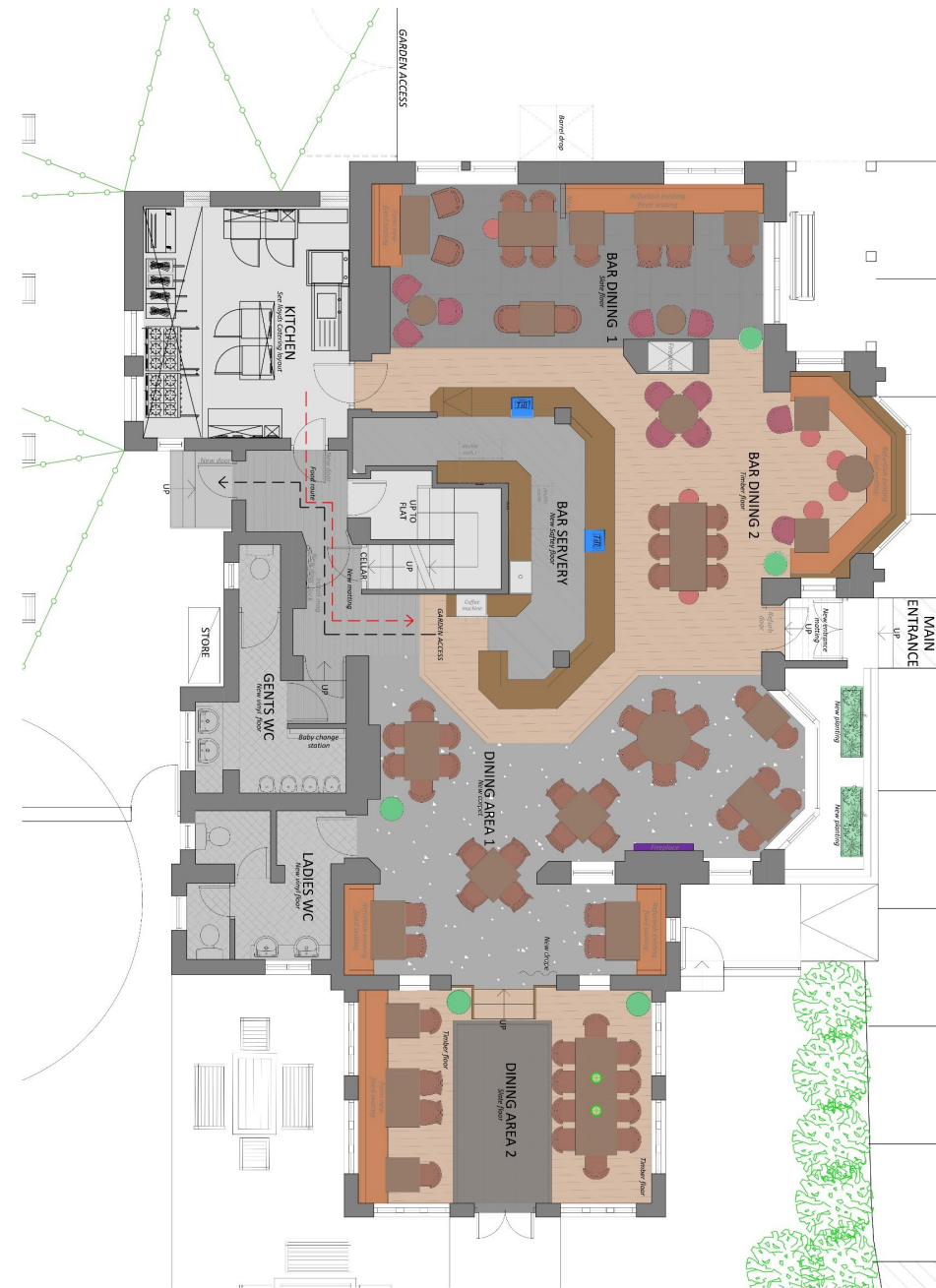
- Touch up polishing to bar & back bar and refresh
- Redecorate bar front
- New metal over bar gantries
- Retain existing back bar, new for tiling / antique mirrors
- Repair existing safety flooring
- New till as indicated on plan
- New pendant lights

## 6 Courtyard:

- New star first external furniture, including huts
- New festoon lighting
- Re-hang external door to open out.
- Jet wash courtyard
- Relocate existing benches

## 7 Kitchen:

- Service and overhaul catering equipment
- Redecorate



# Floor Plans & Finishes

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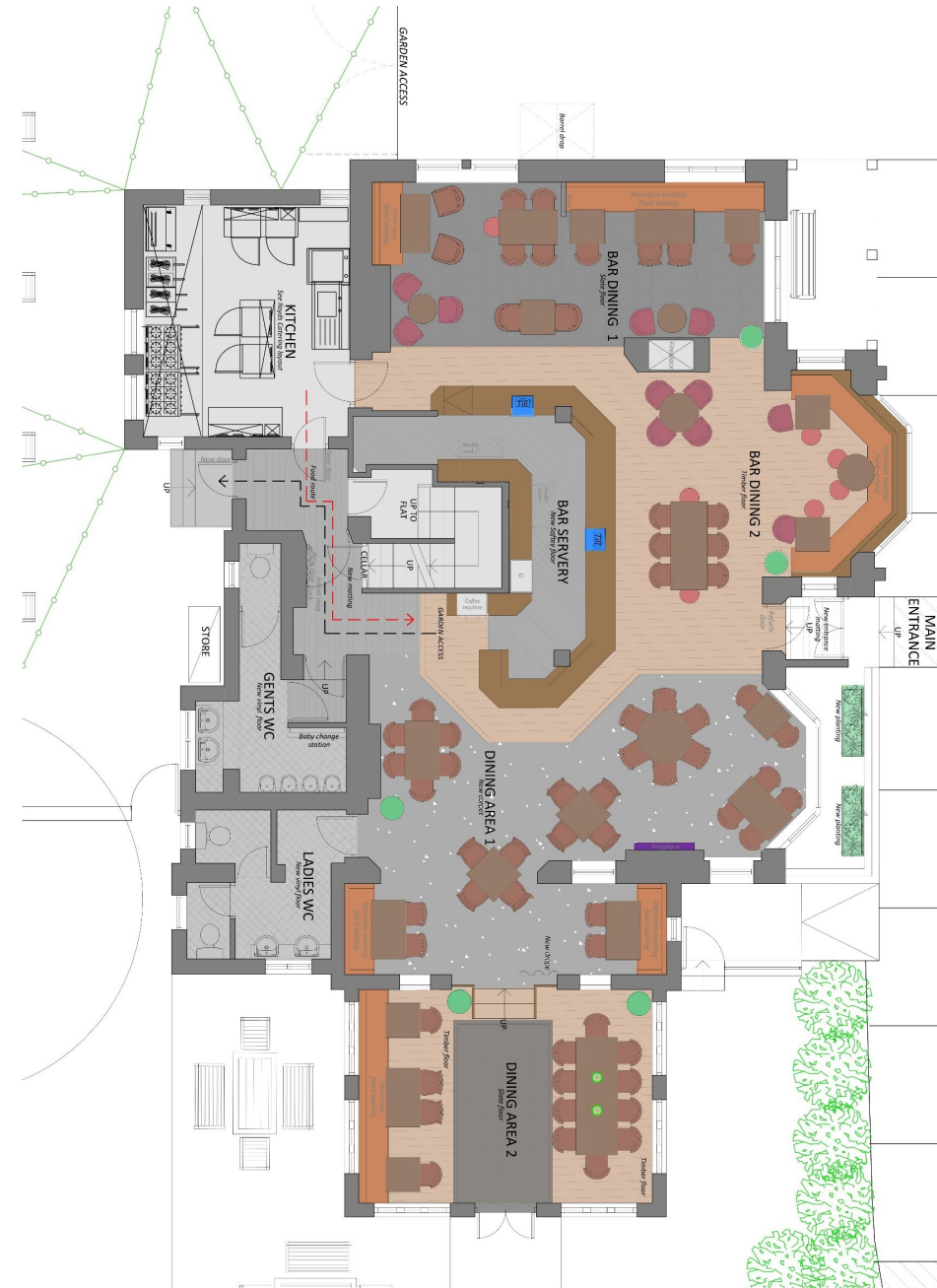
## Gents Bathroom:

- Full redecoration throughout to all painted surfaces including panelling
- New tiling behind urinals
- New lobby matting
- New LVT vinyl flooring
- Install new mirrors & hand dryers
- Overhaul sanitary ware, remastic and add new toilet seats
- Redecorate vanity unit, new vanity top, wash basins and taps

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## Ladies Bathroom:

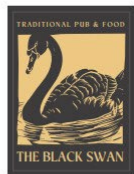
- Full redecoration throughout to all painted surfaces
- New LVT vinyl flooring
- New mirrors & hand dryers
- Overhaul sanitary ware, remastic and add new toilet seats
- Redecorate vanity unit, new vanity top, wash basins and taps





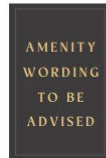
# External Refurbishment

**Item 01**  
01no New pictorial with a fet cut swan logo  
fixed to existing bracket with new trough lights  
Size: 900mm x 1200mm  
Scale: 1:20



OPTION

**Item 02**  
02no New amenity signs fixed back  
to back on post  
Size: 700mm x 1100mm  
Scale: 1:20



**Item 03**  
01no New nameboard to side elevation and individual letters  
with new trough light  
Size: 3000mm x 1200mm  
Scale: 1:20



**Item 04**  
01no New fascia to front elevation and individual letters  
with new trough light  
Size: 3000mm x 500mm  
Scale: 1:20



**Item 05**  
01no New disclaimer  
Size: 500mm x 500mm  
Scale: 1:10



## Signage and external works:

- Full external decoration
- New signage scheme
- Overhaul all gates and barrel drop-redecorate
- Overhaul existing garden furniture
- New planters to main entrance





**STAR**  
— PUBS —

## 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? Get in touch.

📞 08085 94 95 96

🖱️ [www.starpubs.co.uk](http://www.starpubs.co.uk)

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