





# About the Opportunity



## Why Invest?

### Exciting Opportunity: Black Horse, Kearsley Pub Refurbishment!

Set on Kearsley's main street between Bolton and Salford, The Black Horse will become the area's best-looking, most modern community pub. A fully refreshed interior makeover with new décor, polished timber floors, fresh furniture and digital-ready sports screens - will create a warm, contemporary atmosphere that stands out among the nine local competitors.

### Elevate Your Investment: Witness the Transformation

Inside, a remodelled bar and compact new kitchen support an all-day offer: value-driven drinks pricing, live Sky & TNT Sport, pub games, and a small yet tasty menu. The flexible layout provides 35 dining covers and plenty of casual seating, with a further 93 seats outside for summer trade. By combining sharp pricing, year-round entertainment and a welcoming look-and-feel, the Black Horse is poised to become the go-to meeting point for the whole Kearsley community.

# About the Opportunity

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## Target Customers

### Local Residents:

- Residents who appreciate competitive pricing on pints and a friendly high-street local.

### Day-Time Socialisers:

- Shoppers, tradespeople and nearby workers after a lunchtime drink or quick bite.

### Evening & Weekend Groups:

- Friends and families drawn by quizzes, bingo and lively weekend entertainment.

### Sports Enthusiasts:

- Followers of Sky/TNT fixtures, darts and pool looking for great viewing and atmosphere.

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## The Offer

### Drinks:

- The pub will offer a wide range of competitively priced drinks, including lagers, ciders, spirits, wines, along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

### Food:

- Simple pub classics prepared in the new kitchen—ideal for lunch, match days and evening snacking.

### Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

### Events:

- Live Sky & BT Sport on multiple screens, regular quizzes, bingo and local live entertainment to drive a strong rhythm of the week.



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# Rendered Floor Plan



# Floor Plans & Finishes

## 1 General Trade Areas:

- Investigate internal damp and make good walls.
- Retain all fixed seating; refurbish existing loose furniture and add new where noted.
- Install new shades to wall lights; retain ceilings and spotlights, adding pendants where noted.
- Lay new floor coverings and carpet (per plan). Fit new window dressings; retain wooden slat blinds to lounge.
- Move AWP as indicated; ensure power and drink shelf provided.
- Check and service all fireplaces.
- Add new bric-a-brac, community images and mirrors (allowance £2.5k).

## Sports/Games Area:

- ### 2
- Retain existing darts board; add matted surround, halo light, electronic scorer, chalkboard and oche.
  - Block redundant vent behind darts area and make good.
  - Reposition AWP machine; supply power and shelf to each location.
  - Provide new TV and wall-light points to suit revised layout.





# Floor Plans & Finishes

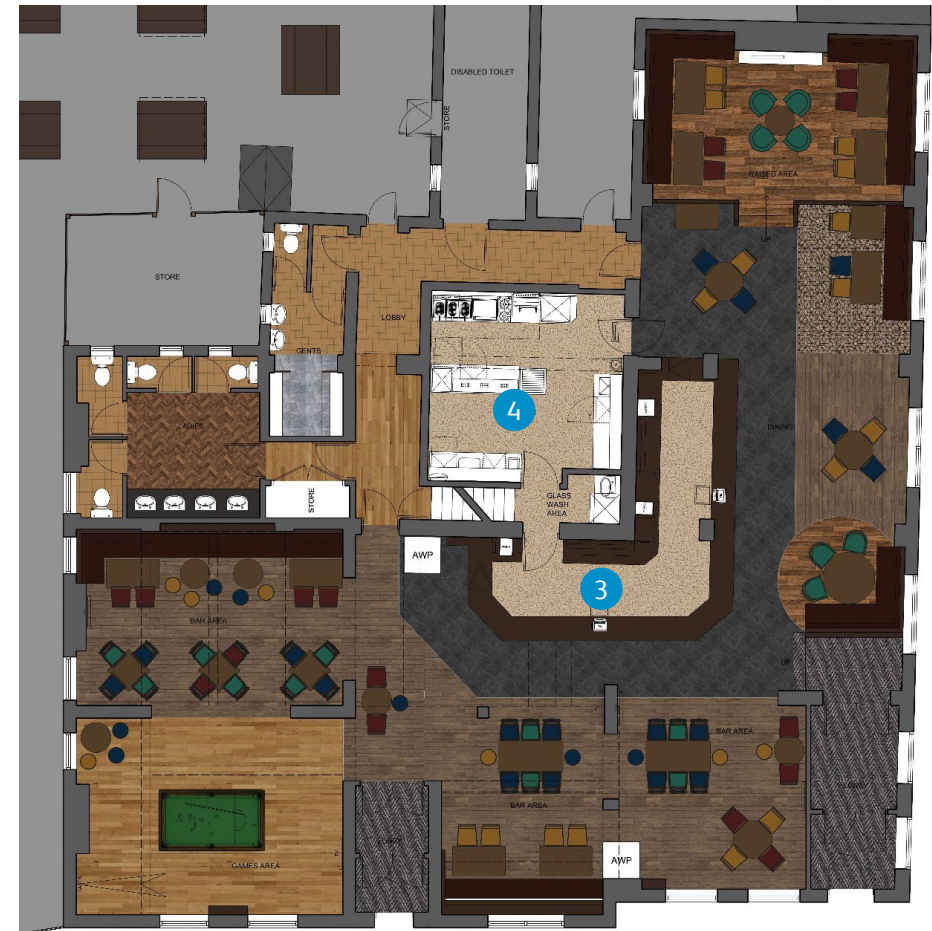
## 3 Bar & Backfitting:

- Retain existing bar front and counter; install new solid ash bar top.
- Provide complete new backfitting with lighting, shelving, bottle steps and operations kit.
- Cut back bar (per plan) and add wicket gates/flaps.
- Install two new double bottle coolers; retain tills, ice machine and glass-washer.
- Install repairs to dispense shelving; allow for new coffee-machine positions.
- Ensure CCTV system upgraded and wired back to office; fit second screen at bar servery.

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## Kitchen & Cellar:

- New catering kitchen supplied and installed; adjust services and redecorate.
- New vinyl flooring laid; touch-up decorations as required.
- Retain and service ice machine, glass-washer and smart-dispense system; re-strip bar tops for new inserts.
- Service cellar cooling and verify loadings.





# Floor Plans & Finishes

## 5 Customer Toilets:

### Ladies:

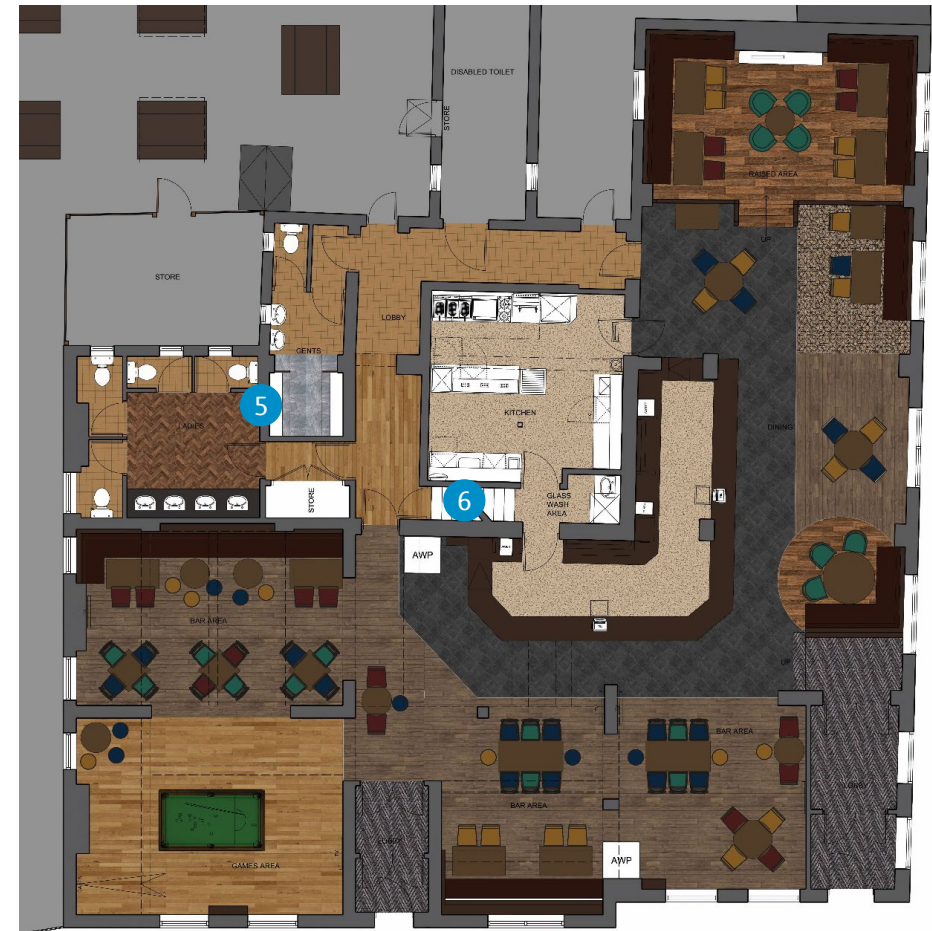
- Retain tiling, cubicles and sanitaryware; redecorate throughout.
- Install new vinyl floor and WC seats; supply full-length mirror and new PHS washroom goods.
- Fit new vanity top, retain existing sinks / taps; repaint fronts.
- Upgrade lighting to LED, ensure extractor fan operational and add fuse spur for hand dryers.

### Gents:

- Acid-clean tiled floor; repaint walls and ceilings.
- Replace sparge pipes to urinals; fit new WC seats and privacy screens.
- Provide new PHS washroom goods; ensure lighting and extractor operational, add hand-dryer spur.
- Repair damp in outer lobby where noted.

## 6 Private Accommodation:

- Re-decorate throughout; lay new vinyl to kitchen and bathroom.
- Verify and improve escape route; complete any outstanding FSPPI works to ensure compliance.



# External Refurbishment



## Signage and external works:

- Retain existing signage and previously painted elevations; touch-up as needed.
- Repair timber windows and investigate / remedy any damp.
- Remove loose exterior tables and chairs.
- Replace large benches with new A-frame benches and parasols; repair remaining benches.
- De-weed, jet-wash and re-grout pavings; remove decking to front right-hand side.
- Cut back planters and fence off rear yard; install 1.8 m close-boarded fence with lockable gate.
- Form new secure bin store and repair existing store; clear rubbish.
- Repair cellars drop and surround.
- Retain smoking shelter; repair yard gates and redecorate.
- Investigate and repair roof over bar where noted.





## 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.

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

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