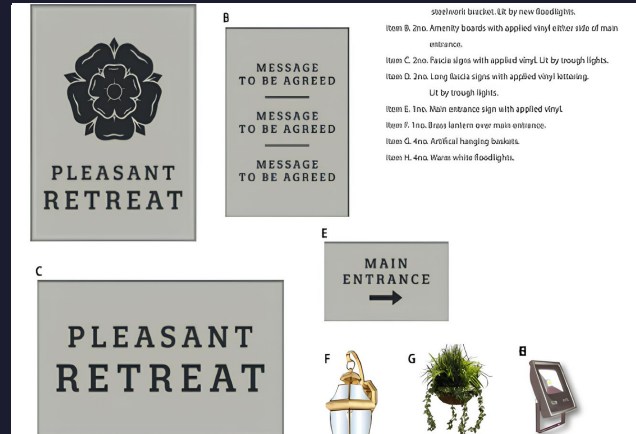
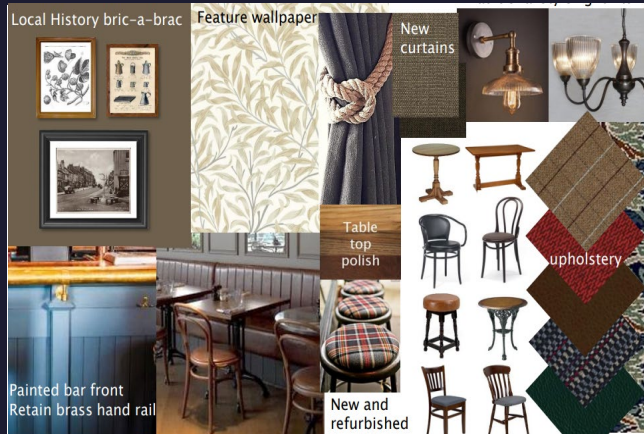




● Pleasant Retreat, 2 Watkin Lane, Lostock Hall, PR5 5RD ●

About the Opportunity



Why Invest?

Exciting Opportunity: Pleasant Retreat, Lostock Hall Pub Refurbishment!

Situated on the busy main road linking Preston, Penwortham and Leyland, the Pleasant Retreat will undergo a full internal and external refurbishment. Surrounded by established housing and several new-build estates, the site pulls on a local population of 6,000 adults within ten minutes' walk and enjoys passing traffic from the nearby railway station and soon-to-open Lancashire Cricket Centre of Excellence.

Elevate Your Investment: Witness the Transformation

Inside, the refreshed bar will offer a well-balanced range of cask, keg and premium beers, quality wines, spirits and soft drinks, plus a simple coffee option. Although the pub will reopen on a wet-led model, a future operator could revive the dormant kitchen to add food sales. Quizzes, bingo and live entertainment will provide a lively rhythm of the week, cementing the Pleasant Retreat as the go-to hub for locals and visitors alike.

About the Opportunity



Target Customers

Village Regulars:

- Residents living within the 10-minute walk catchment (around 6,000 people, mostly adults) who'll drop in for a relaxed drink or mid-week catch-up thanks to the pub's fresh look and friendly, village-hub atmosphere.

Commuters & Day-Time Workers:

- People travelling along the busy Preston–Penwortham–Leyland route or using Lostock Hall station who want a convenient spot for a quick lunch, coffee or early-evening pint before heading home.

Local Games Fans:

- Locals who come for darts, quizzes and other community entertainment in the bar and games room, drawn by a lively yet welcoming vibe.

Rail & Cricket Visitors:

- Railway enthusiasts exploring Lostock Hall's historic steam sheds and visitors to the new Lancashire Cricket Centre of Excellence who are looking for a characterful village pub to round off their day.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails 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:

- Community-style bar snacks at launch, with scope for the new licensee to reintroduce a simple pub-classic menu by bringing the redundant kitchen back into use.

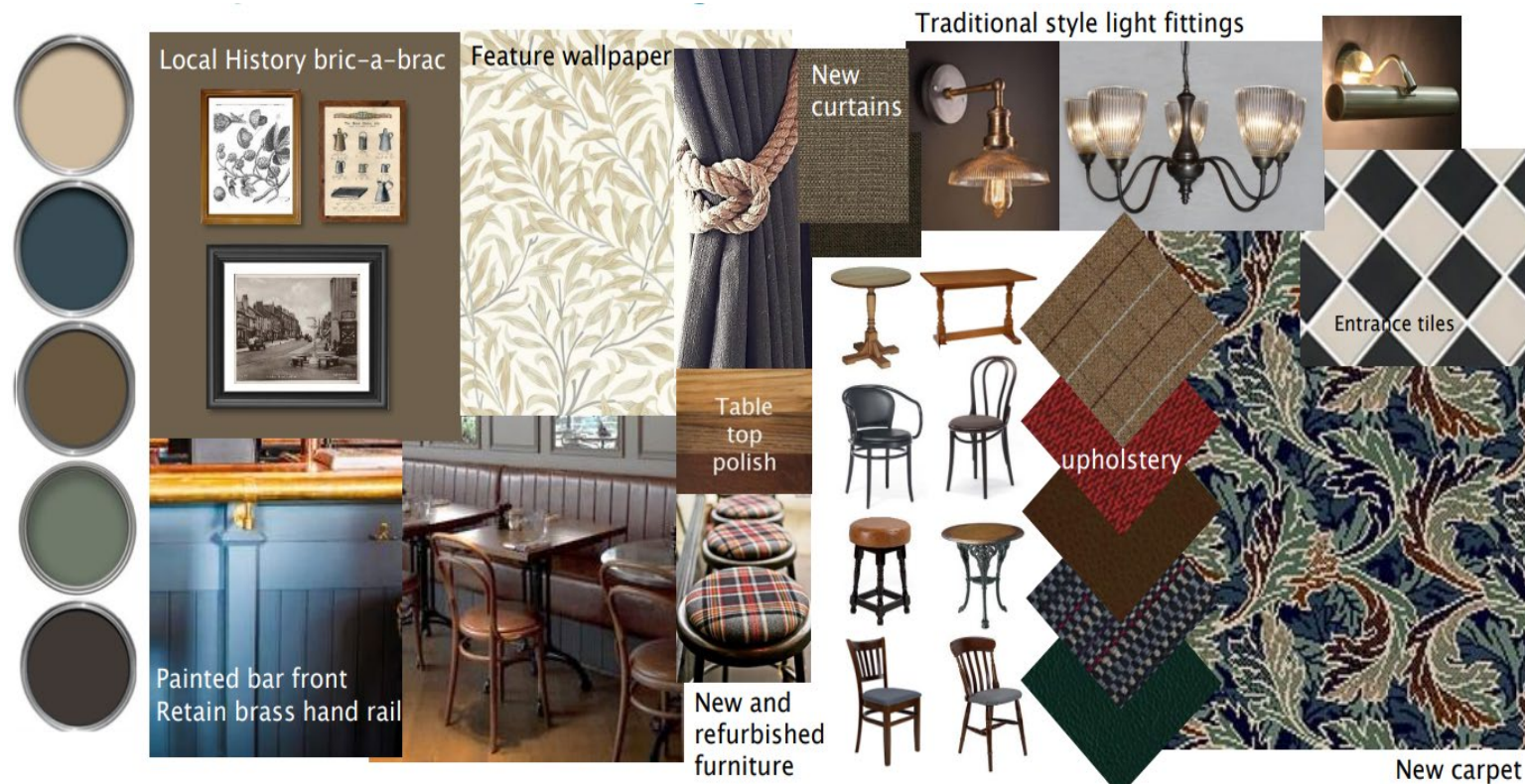
Coffee:

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

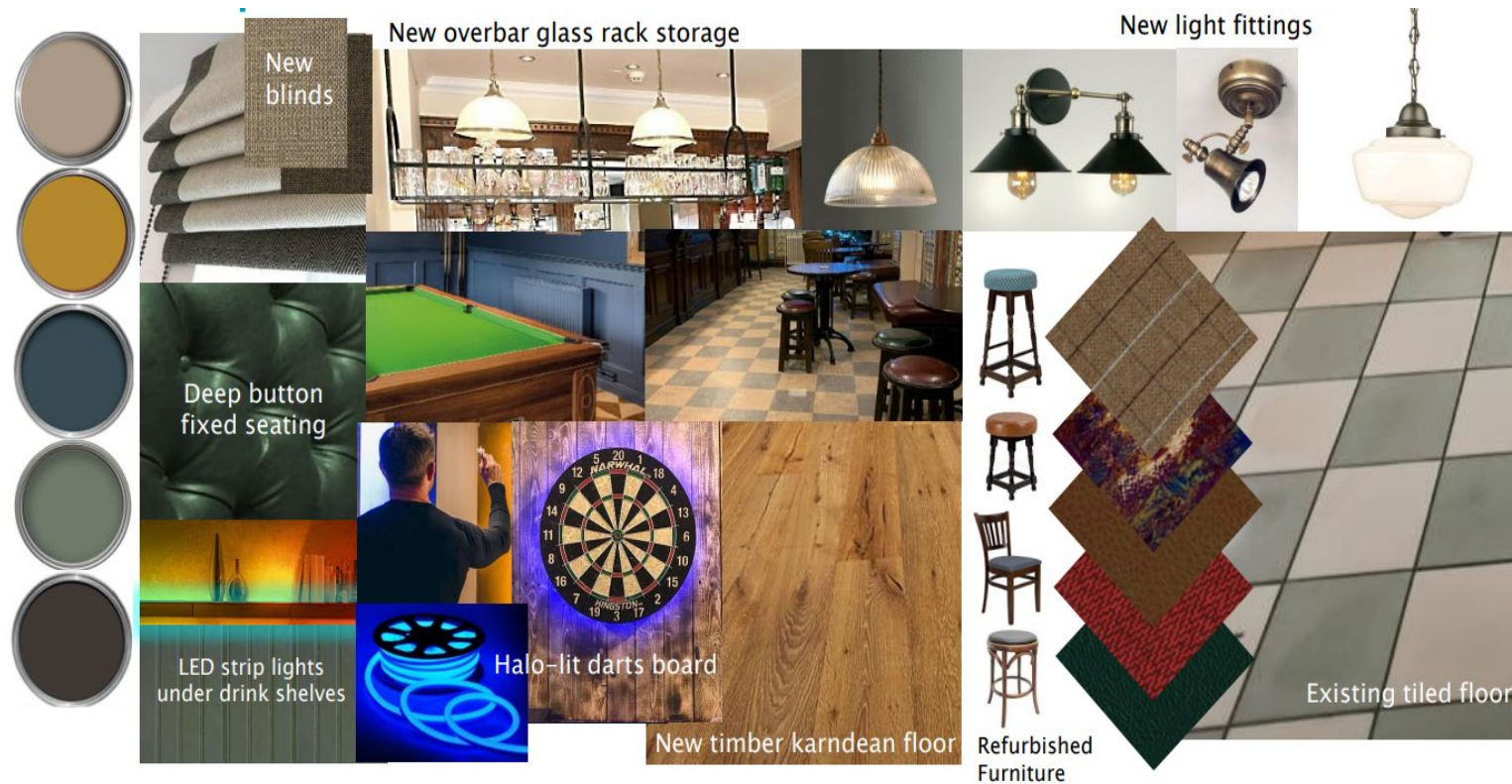
Events:

- Pool and darts, regular quiz & bingo nights, plus occasional local live entertainment to drive a strong rhythm of the week.

Internal Mood Board



Internal Mood Board





Floor Plans & Finishes

1 General Trade Area:

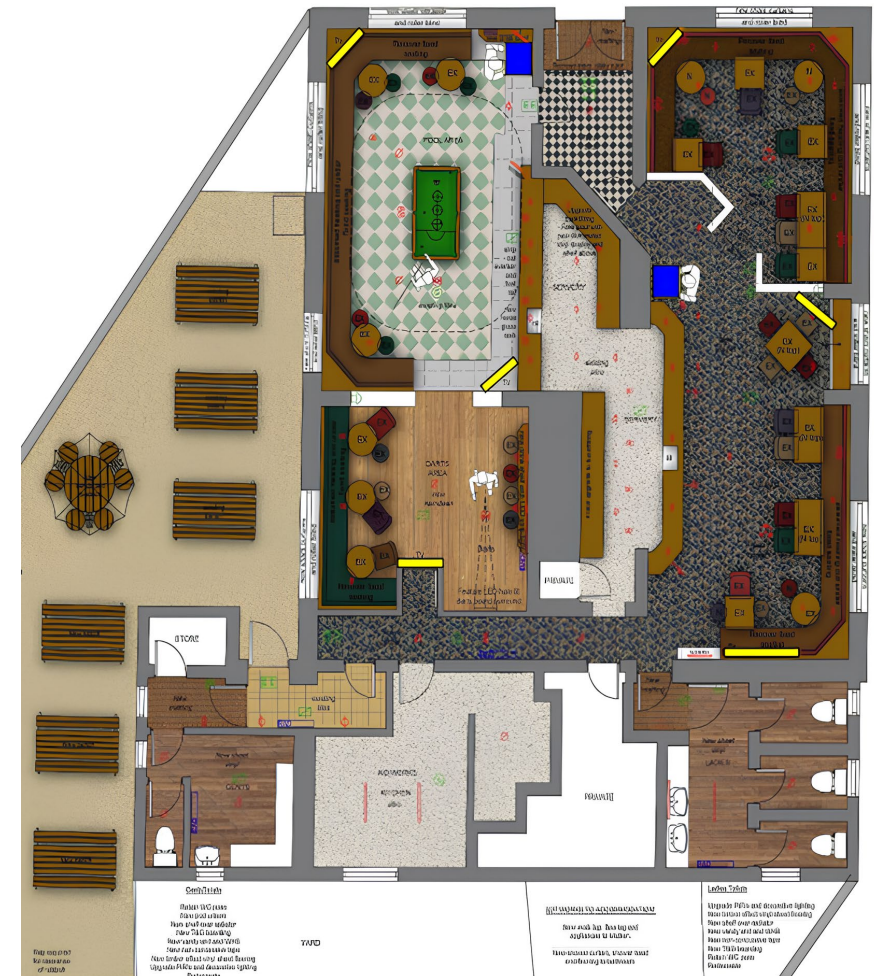
- New entrance matting
- New carpet
- New LVT flooring
- Internal decorations
- Refurbishment of the internal doors

2 Bar:

- Upgrade back fitting
- New over bar
- Refurbish the bar counter

3 Gents Toilets:

- New urinals
- New vinyl flooring
- New vanity unit and wash hand basin
- Redecorate painted surfaces



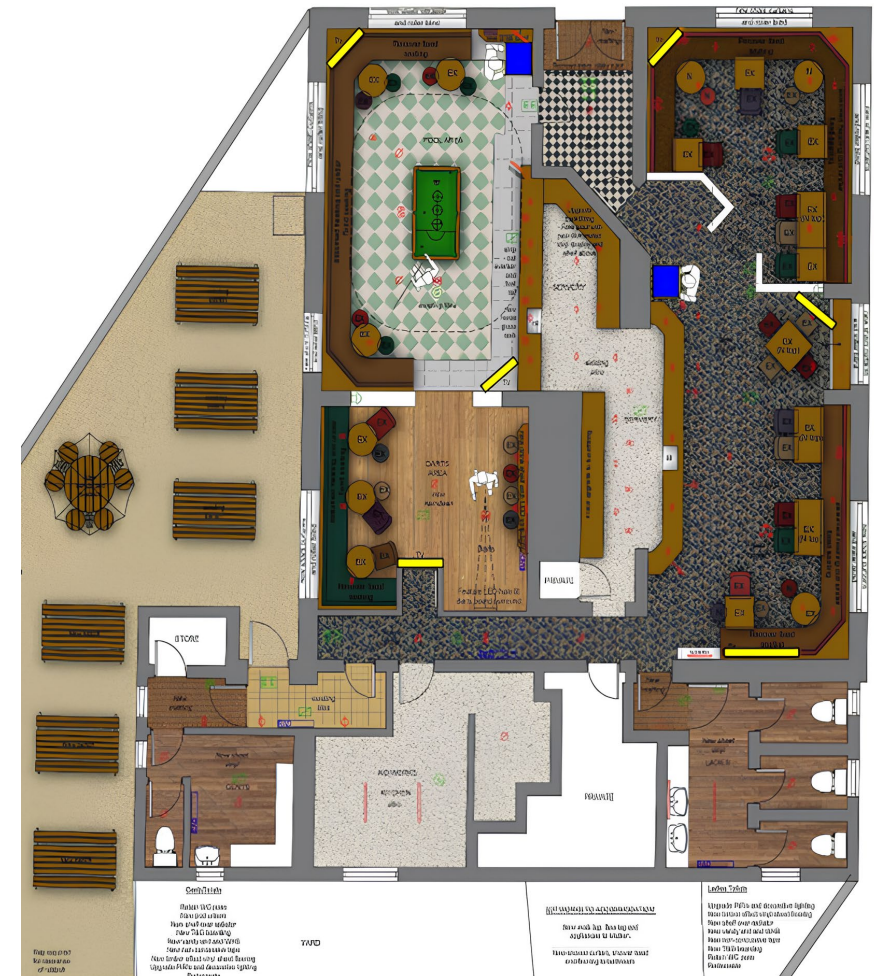
Floor Plans & Finishes

4 Ladies Toilets:

- New T&G boarding to walls
- New vinyl flooring
- New vanity unit and wash hand basin
- Redecorate painted surfaces

5 Private Accommodation:

- Strip out carpets, lay plywood to leave ready for new carpets to be laid by lessee
- Decorate kitchen and lay cushion flooring
- Decorate bathroom and WC



External Refurbishment



Signage and external works:

- External repairs where required to windows and walls
- External decorations to painted surfaces
- New signage and lighting
- New high level guttering to the main building



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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

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