



# The Bird I'th Hand, Urmston, Manchester



INVESTMENT PLAN ►

# The Bird I'th Hand, Urmston, Manchester

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## The Bird I'th Hand

Flixton Rd, Urmston, Manchester M41 5DN

### Why invest?

- **Fantastic Potential** – Located inside a beautiful building which dates back to the late 19th century, The Bird I'th Hand presents an exciting opportunity for an ambitious licensee. A significant investment plan will transform the large site into the best pub in the area, serving up great food and drink to locals, visitors and function attendees all year round.
- **Great Demographics** – Situated in the desirable suburb of Urmston in Greater Manchester, The Bird I'th Hand will benefit from being a premium local pub sitting at the heart of a large and very affluent community. The transformation will increase interior and exterior covers to more than 180 to meet huge demand in the area.
- **Extensive Refurbishment** – A full internal and external refurbishment will see The Bird I'th Hand completely reconfigured to maximise capacity. A stunning garden room will be added while the beer garden will also be extended and redesigned, ensuring the pub has year-round appeal. Could you be the one to unlock its potential?

### Target customers

Following the refurbishment, The Bird I'th Hand will appeal to a broad range of customers looking for a premium pub serving up great food and drinks in Urmston. Customers will include:

- Local families, couples and mixed groups looking to enjoy great food and drinks throughout the week.
- Families seeking great quality, locally-sourced Sunday lunches.
- Groups of friends and couples looking to enjoy afternoon tea and weekend brunches.
- Those looking to host private celebrations in the function room.
- Fans of premium lagers, craft beers and cask ales.
- Friends meeting at the weekend to unwind while enjoying drinks and live music and DJ sets.

### Offer

Following an extensive refurbishment, The Bird I'th Hand will be revamped into a characterful, premium gastro-pub, offering:

- An exciting new market-leading venue in an affluent area.
- A high-end yet welcoming local pub and eatery where locals can meet to socialise while enjoying locally-sourced food and premium drinks.
- An extensive beer garden offering an impressive number of outdoor covers.
- A wide selection of high-end wines and spirits, cask ales, craft beers and premium lagers.
- Great Sunday lunch, afternoon tea and weekend brunch offerings.
- Live entertainment to attract customers including DJ sets at the weekend and acoustic performances during the week.





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Click on the  to reveal details of the proposed refurbishment.

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**This is an incredible opportunity to take on a pub business that's ready for refurbishment and growth.**

This project will significantly enhance the business' 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.**

Call on 08085 94 95 96

Or follow the simple online application process at [www.starpubs.co.uk](http://www.starpubs.co.uk)



# The Bird I'th Hand, Urmston, Manchester

## Schedule for The Bird I'th Hand

### Main Entrance

The main entrance will be improved to make a good first impression. Works will include:

- Adding decorative floor tiling.
- Laying new Altro.

### Bar Servery

The large bar servery will be upgraded in line with the new premium look and feel of The Bird I'th Hand. Works will include:

- Fitting a traditional bar front.
- Adding a decorative bar apron.
- Installing a modern countertop.
- Laying new Altro behind the bar.
- Adding stylish new light fittings above the bar.

### Bar and Dining Areas

The Bird I'th Hand benefits from being a large pub with multiple different bar and dining areas for customers to enjoy. These areas will all be drastically improved as part of the significant investment being ploughed into the renovation. Works will include:

- Redecorating the entire space using a rich colour palette of green, blue, gold and copper hues.
- Hanging unique, feature wallpaper.
- Adding eccentric bric-a-brac and artwork to create character throughout.
- Installing a Victorian-inspired decorative fireplace.
- Laying high-quality timber flooring throughout.
- Adding quirky, mixed furniture throughout.
- Creating a new booth seating area with decorative wall feature.
- Installing a tiled wall mural.
- Fitting a variety of gold lights including chandeliers, wall lamps and hanging lights with antique-inspired lampshades.
- Adding vintage mirror screens.
- Crafting decorative ceiling tiles.

### Toilets

The Bird I'th Hand's toilets will be moved upstairs to free up space for a kitchen extension. Works will include:

- Building a new accessible toilet on the ground floor.
- Moving male and female toilets upstairs.
- Installing vintage-inspired gold ceiling and wall lights.
- Hanging large vanity mirrors.
- Adding decorative and feature wall tiling.
- Implementing new toilet signage.
- Adding half-height paneling.
- Hanging quirky wallpaper above paneling.
- Installing traditional WCs.
- Fitting stylish new washing stations.
- Decorating all toilets in a rich plum, mauve and black colour scheme.

### Kitchen

To ensure the kitchen can meet the expected increase in demand, it will be extended and upgraded, with new Altro fitted throughout.

### Garden Room

Significant investment will fund the creation of a brand new garden room to increase covers and create excitement about the reopening. Works will include:

- Installing new bi-fold doors between the main trade area and the garden room.
- Decorating the garden room.
- Adding decorative planters and baskets throughout.
- Laying new paving slabs.
- Installing festoon lighting above the garden room to create ambience.
- Adding modern new furniture including comfortable fixed seating.
- Creating a new slabbed walkway between the garden room and entrance.
- Laying decorative tiles on the entrance floor.
- Installing stylish pendant lighting throughout.

### External Areas

To capitalise on The Bird I'th Hand's new premium offering, the external areas will be improved. Works will include:

- Extending the beer garden to increase covers.
- Refreshing existing brickwork to drive kerb appeal.
- Decorating windows, doors, guttering pipes and fire escapes.
- Staining existing fences.
- Adding new steps to the front entrance.
- Resurfacing and re-lining the car park.
- Constructing a new timber pergola at the entrance.
- Adding new grass to the beer garden.
- Installing new outdoor furniture in the beer garden and outdoor dining area.
- Adding flood lighting to the beer garden.
- Installing festoon lighting above the courtyard and outdoor dining area to create ambience.
- Placing new picnic seating areas in the courtyard to accommodate groups.
- Implementing a new signage scheme to attract passing trade.
- Adding planters and floral baskets to all outdoor areas.

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