



● THE BULL HOTEL, LONDON RD, VALLEY, HOLYHEAD, LL65 3DP ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Major refurbishment planned

A significant refurbishment will transform The Bull Hotel into a food-led, country pub with letting rooms. Everything will be refurbished, the interior will receive distinctive new finishes, which will create a unique, premium pub that will appeal to a wide range of customers. This will feel like a completely new pub.

The rejuvenated patio will become a beautiful al fresco dining terrace, supporting the new focus on great food. The pub frontage will benefit from a modern redecoration, adding new signage and lighting to make the site more visible, highlight the pubs offering and complement the new interior.

Tourism hot-spot

The Bull Hotel is in the picturesque village of Holyhead on the island of Anglesey in North Wales. The pub is five minutes from the Holyhead Ferry Port and is surrounded by glorious natural beauty. Holyhead is an already affluent area with Mature and retired households with disposable income looking for a quality food and drink offer and numerous local amenities such as the village church and shops. There is an explosion of tourism during the Spring and Summer time to capitalise on.

A pub business with bags of potential

The Bull Hotel has the potential to be THE pub in the village. An all-new look and feel, as well as quality food and drinks offer, will stand this pub above the limited competition in the nearby area. The Bull Hotel is primed to be a 'destination food-pub', which is made possible by it's 140 covers, letting rooms and extensive high-quality list of products. All we're looking for is the right person to take on the pub...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished The Bull Hotel will appeal to:

- Affluent local couples and friends wanting to enjoy a casual drink or premium pub food.
- Residents from surrounding areas looking for a lunchtime treat and a venue for special occasions.
- Families with children looking to eat in the cosy dining area or on the al fresco terrace throughout the year.
- Tourists looking for accommodation

OFFER

When refurbished, The Bull Hotel will offer:

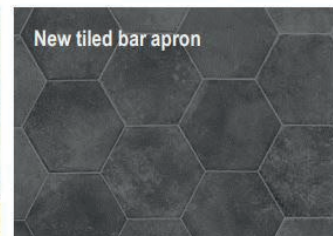
- A high quality, focused range of drinks including premium and favourite lagers, cask ales, craft beers, wines, premium spirits and soft drinks.
- A high-quality food offer to attract locals and those further afield
- Premium, barista style coffee
- Live sports, quiz and theme nights

INTERNAL MOODBOARD

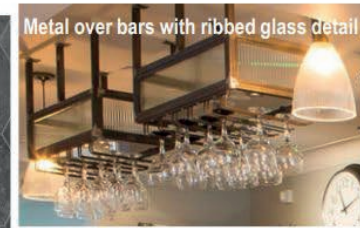
Bar/Lounge



New fabric for blinds



New tiled bar apron



Metal over bars with ribbed glass detail



Lighting



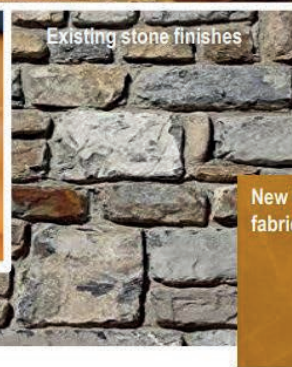
New full back fitting



Paint finish to bar front



Reupholster existing fixed seating



Existing stone finishes



New Upholstery fabric

Dining



Retain existing Karndean



Lighting



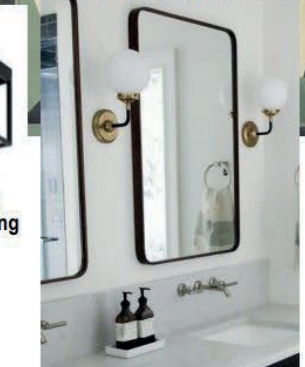
Toilets



New Feature Floor Tiles



Flush Lighting

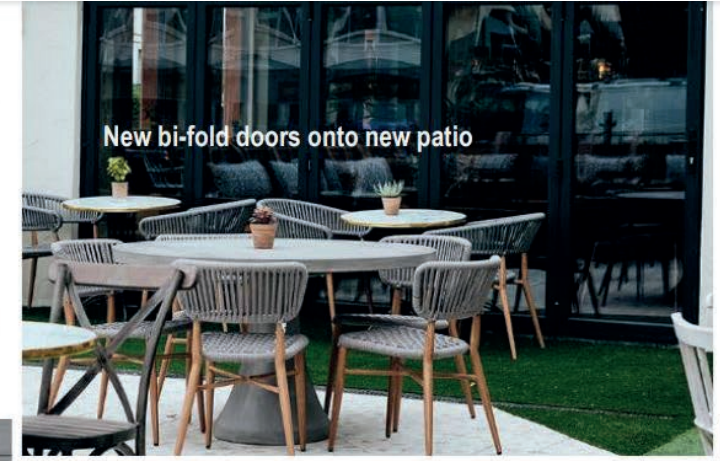


Feature Vanity Mirrors



New Vanity with sit and sinks

EXTERNAL MOODBOARD



Composite Decking to new patio

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

INTERNAL TRADING AREAS

Works will include:

- Sports Bar Room - New back bar with tiered & metal display shelves and tiling to rear. Full decorations throughout.
- Bar lounge - Full decorations throughout
- Bar servery - New back bar with tiered & metal display shelves and tiling to rear.
- Lounge - Full decorations throughout. Reupholster fixed seating in faux leather
- Dining Lounge - Full decorations throughout. Remove windows / walls and install bi-fold doors

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TOILETS

Works to the ladies & gents toilets will include:

- New flooring.
- New vanity units and inset sinks.
- New cubicles and doors.



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA



Works will include:

- New decked area and general landscaping works
- New signage & lighting.
- External decorations and decorate & refill the planter boxes



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**