





# About the Opportunity



## Why Invest?

### Exciting Opportunity: Trevor Arms, Marford Pub Refurbishment!

A well-considered refurbishment will restore The Trevor Arms in Marford as a premium village pub with traditional charm. Inside, the scheme includes full redecoration, new flooring, lighting and furniture, as well as a reworked layout to improve flow and functionality. The customer toilets and back bar will be upgraded, and all 11 letting rooms (10 en-suite) will be refurbished to align with the refreshed feel of the pub.

### Elevate Your Investment: Witness the Transformation

Externally, the pub will benefit from updated signage, new lighting and a full repaint to enhance kerb appeal. The beer garden will also be improved with new furniture and planting to encourage use year-round. Set in an affluent village near Wrexham and just seven miles from Chester, The Trevor Arms is ideally positioned to attract locals, diners and overnight guests.

# About the Opportunity



## Target Customers

### Destination Diners:

- The pub's new premium feel, updated kitchen and traditional menu will attract guests from nearby towns and cities looking for quality food in a characterful setting.

### Local Residents:

- The Trevor Arms will once again be the beating heart of the village, offering a sociable and reliable space for drinks, celebrations and midweek meals.

### Overnight Guests:

- With eleven ensuite letting rooms and a convenient location near Chester, the pub will appeal to short-stay visitors, business travellers and couples on weekend breaks.

### Walkers & Tourists:

- The rural surroundings and proximity to beauty spots make this a welcome stop-off for walkers and day-trippers seeking a warm meal and traditional welcome.

# About the Opportunity



## The Offer

### Drinks:

- The pub will offer a wide range of premium 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:

- Freshly prepared pub classics that cater to all occasions, from casual lunches to special occasions - high standards will be key.

### Coffee:

- A good quality coffee offer supports earlier trading and provides an option for non-drinkers and daytime visitors.

### Letting Rooms:

- There are 11 letting rooms in total, 10 of which are en-suite. Each will be redecorated as part of the scheme to align with the refreshed premium feel of the pub.

### Events:

- The pub will offer events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.



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## Bar Lounge



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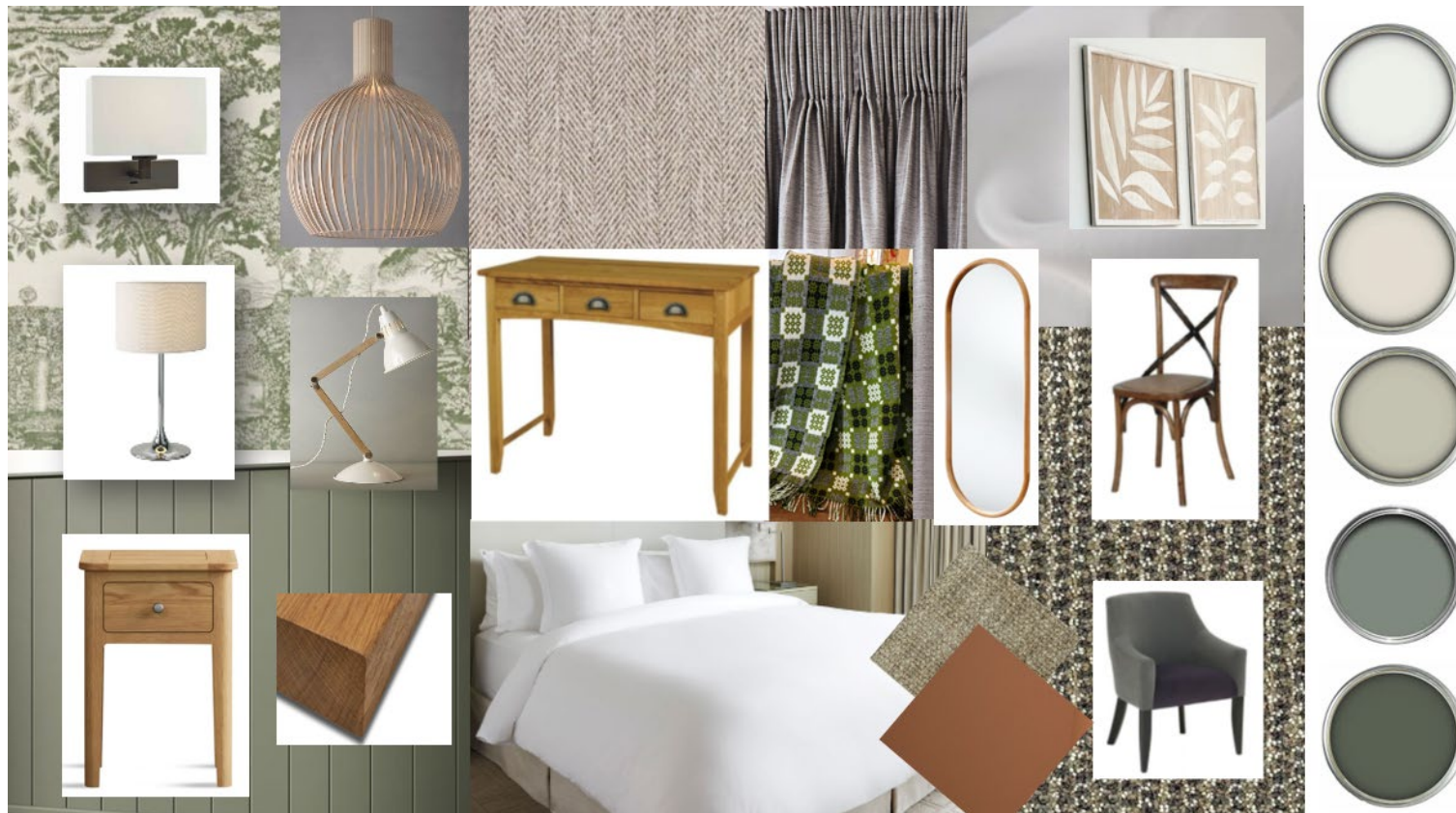
## Dining Area





# Internal Mood Board

## Letting Rooms



# Internal Mood Board

## Letting Rooms



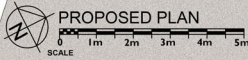


# External Mood Board

## Garden Area



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# Floor Plans & Finishes

## 1 Main Bar Area:

- Remove the asbestos panel door.
- Install a new section of parquet floor to match the existing.
- Keep and refurbish the existing timber floor.
- Repair windows throughout.
- Provide a mix of new and refurbished loose furniture.
- Repaint all areas.
- Add new artwork and decorative items.

## 2 Trade Kitchen:

- Install a new kitchen layout and upgraded equipment following the Star Pubs kitchen plan.

## 3 Bar Servery & Backfitting:

- Keep the existing bar counter; strip and polish the top and repaint the bar front.
- Install a new ice maker and glasswasher.
- Update the bar product layout.



# Floor Plans & Finishes

## 4 Bar Lounge:

- Remove old fixed seating and install new fixed seating and a new screen.
- Keep and refurbish existing timber floor.
- Keep and clean the existing flagstone floor.
- Install a new painted checkerboard timber floor in one area.
- Repaint all walls and ceilings.
- Add a new glazed screen to infill an opening.
- Add another new screen.
- Provide a mix of new and refurbished loose furniture.
- Install a new feature wine display cabinet.
- Install new light fittings in existing positions.
- Add new artwork and decorative items.
- Install new internal signage.

## 5 Restaurant Bar Servery & Backfitting:

- Upgrade the bar area to include dispense.
- Strip the bar top, repaint the bar front and remove the bar flap.
- Install a new wine rack and coolers.





# Floor Plans & Finishes

## 6 Restaurant Area:

- Remove the screen doors.
- Repolish the existing timber flooring.
- Remove the chimney breast and fireplace, add new wall panelling.
- Repaint all areas & Add new internal signage.
- Install a curved booth in the area previously used for the carvery.
- Install two new sections of fixed seating and a new screen.
- Install new light fittings.
- Add new artwork, wallpaper & decorative items.
- Provide a mix of new and refurbished loose furniture.
- Install a new feature curved booth in the vaulted ceiling area.
- Install new joinery display cabinets.

## 7 Snug Area:

- Remove the balustrade to open up the space.
- Keep and refurbish the existing timber floor.
- Build a dummy chimney breast with timber surround and electric feature stove.
- Provide a mix of new and refurbished loose furniture.
- Install new light fittings in existing positions.



# Floor Plans & Finishes

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## Customer Toilets:

### Ladies:

- Install a new door to the toilet lobby.
- Repaint throughout.
- Fit new timber-effect safety vinyl flooring.
- Install a new vanity unit using the existing wash-hand basin.
- Add new decorative items.
- Install new light fittings above the vanity.

### Gents:

- Repaint throughout.
- Install new entrance matting.
- Fit new timber-effect safety vinyl flooring.
- Install a new vanity unit using the existing wash-hand basin.
- Add new decorative items.

### Accessible:

- Repaint throughout.





# Floor Plans & Finishes

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## Letting Rooms:

- Repaint and repair the exterior of the letting room buildings.
- Complete a shell refurbishment of 11 bedrooms and 10 bathrooms, including decoration, flooring, repairs, compliance works, feature headboard panelling, and bathroom upgrades.
- Install new light fittings.
- Install new ventilation fans in bathrooms.
- Ensure working heaters in each room.

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## Private Accommodation:

- Close off the upper floor.
- Repaint the first-floor areas.
- Create a small kitchen next to the existing bathroom.
- Carry out repairs and compliance works.
- Install vinyl flooring to the kitchen and bathroom.



# External Refurbishment



## Signage and external works:

- Install new signage and lighting.
- Repaint the whole exterior of the building.
- Demolish the brick planters.
- Repair the car park wall.
- Remove old and unused play equipment.
- Remove broken bandstand decking.
- Create an overflow car park for the letting rooms with a loose-gravel finish.
- Build a new seating area in the upper car park, including paving, timber planters, posts and support wires for festoon lighting (lights installed separately).
- Paint new white lines to mark out car park bays.





**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.

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

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