



# About the Opportunity



## Why Invest?

### Substantial investment to create exceptional new business

Following a full refurbishment inside and out, The Trevor Arms will be transformed into a fantastic community pub.

A fabulous refurbishment will transform the Trevor Arms into a premium local pub. Inside, the pub will be redecorated throughout. Other upgrades throughout the pub such as fitting the kitchen with all-new equipment and refitting. We will also be overhauling the bar servery and upgrading the interior of the pub with new & refurbished furniture. This will give the pub a much more premium feel.

Outside the pub, the refurbishment will also include all new signage and lighting to enhance the pubs kerb appeal. There will also be a new external seating area, next to the car park entrance.

### Excellent location

The Treover Arms is located in Marford. Marford is best known for the unique Gothic style of the houses that sit around the site of the Trevor Arms. The buildings were designed by George Boscawen and built in the late 18th and early 19th Century as part of the Trevalyn Hall estate. The Trevor Arms takes it's name from the Trevalyn Estate who were known as the 'Trevors'. The areas immediately surrounding the pub are highly affluent with the picturesque scenery being a draw to the more wealthy retirees & older professionals working out of Chester and Wrexham.

### Huge potential

The site will have 2 distinct trading areas internally. The 2 entrances to the pub bring you into the Bar & Lounge area where we will have TVs and open fires encouraging locals to come in for a drink with friends or to watch sports, or for a quick more informal bit to eat. The site also has 20 letting rooms, providing another revenue stream.

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## Target Customers

The stunning new look at The Trevor Arms will attract a broad demographic.

- All ages and mixed groups, looking for a well-finished place to enjoy a drink or a meal
- Local residents and sports fans that want to watch live sports
- Business users, families or couples travelling, looking for a place to stay

## Offer

The Trevor Arms has the potential to be THE pub in Marford Wrexham.

- A high-quality, focused range of drinks including traditional and premium lagers, spirits and wines
- Upmarket pub classics food menu, with a range of specials and Sunday lunches.
- A full barista-style coffee offering
- Some live sports, but only for key events
- Weekend entertainment

# Internal Moodboards



Feature display cabinet



New display cabinet



New light fittings



New carpet



Existing flag stone floor



Refurbished timber floor

new timber parquet floor to match existing

Mix of new and refurbished furniture



# Internal Moodboards



New feature wall paper



New display cabinet



New light fittings



New curved booth seating



Mix of new and refurbished furniture



Existing timber floor



# Floorplans & Finishes

## 1 Interior

- Remove balustrade and form new glazed screens.
- Form new dummy feature fireplace.
- Retain timber & stone flooring and add new section of carpet.
- Provide new light fittings and decorations throughout.
- Remove existing fixed seating and form new section to the rear
- New feature wine display
- Mixture of new and refurbished loose furniture & settle.

## 2 Restaurant

- New sections of fixed seating
- New Curved Booths and screens
- New wine rack and coolers to bar.
- Retain and refurbish existing Timber flooring.
- Provide new light fittings and decorations throughout.
- Mixture of new and refurbished loose furniture & settle.
- New Feature Joinery display

## 3 Bar Servery

- New Altro Flooring.
- New vanity Units.
- Retain sanitary ware and Hand Basins.
- New matting to gents lobby.
- Redecorate throughout.

## 4 Kitchen

- New layout and upgraded equipment provided



# External Refurbishment



## External Area

- New Signage Scheme, decorations and lighting
- Form new external seating area with timber posts and festoon lighting, Timber Planters and new external seating
- Form new disabled parking bays & rebuild stone wall
- Remove disused play equipment
- Clear guttering and roof to restaurant
- Re-Line car parking bays





## 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](http://www.starpubs.co.uk)**