



About the Opportunity



Why Invest?

Fantastic refurbishment planned

A refurbishment at the Monk & Tipster will turn the site into a premium village local. Internally the bar will receive a complete redecoration. We will strip, stain, and repolish the existing timber floor and clean and re-grout of all existing stone paving. The existing bar and back bar space will be refurbished and the pub will also receive new fixtures and fittings. The pub also has 9 letting rooms, which will add another revenue stream to the pub.

The external refurbishment of the pub will include new signage and lighting to enhance the pubs kerb appeal to passing trade.

Affluent market town

Well located in the the market town of Towcester, The Monk & Tipster is perfectly placed to allow the venue to serve a large number of locals. The local area is populated with 3,000 people within a 10-minute drive away that consists of high affluence demographics. There is a small number of competitors in the immediate area, giving the pub great potential once refurbished to be the go-to destination for locals and visitors to the area. The site is close to Towcester Race Track.

Untapped potential

The pub already has some fantastic natural finishes including timber floors, wooden beams and real fireplaces. The new refurbishment will enhance these features and add to them, helping the venue appeal to a broader range of customers. Whether it's locals looking to relax in the bar, visitors enjoying a day-out needing a place to stay, or couples wanting to share a delicious meal, The Monk & Tipster will offer something for every type of customer. This is a fantastic opportunity for the right person to unlock this pub's potential. So, could that be you?

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Target Customers

When refurbished, the Monk & Tipster will appeal to:

- A wide range of consumers and will attract the local community looking for a great space to enjoy drinks or some traditional pub food with a warm, welcoming atmosphere.
- Everyone from the surrounding community and due to its curbside appeal, should also be able to feed off the daily passing trade.

Offer

When refurbished, the Monk & Tipster will offer:

- A great mix of draught lagers and ciders, cask ales, a premium wine selection, a good range of spirits and a small range of cocktails
- An upmarket, home-cooked food menu
- A great coffee offer, to increase daytime trade
- Weekly live entertainment.

Internal Mood Board

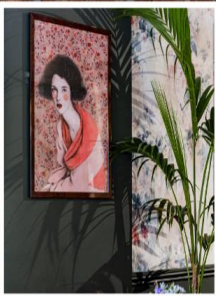
EXISTING BEAMES RETAINED & DECORATED



NEW FEATURE LIGHTING



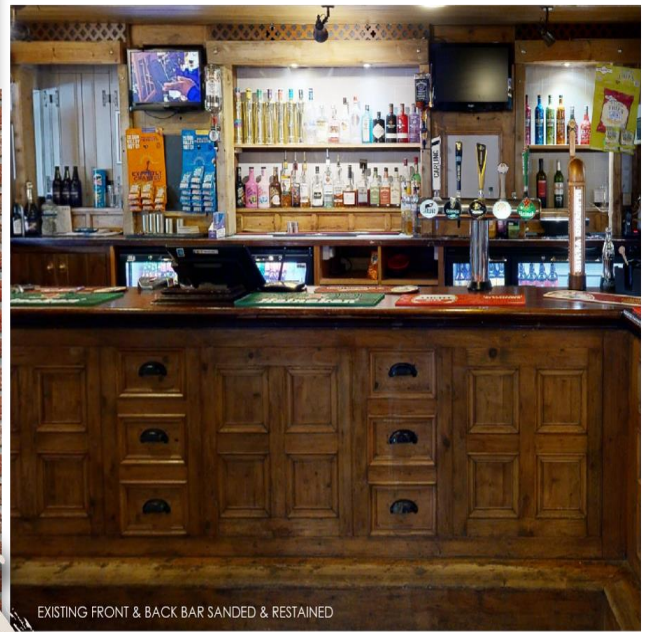
MIX OF NEW QUICKIER BRIC-A-BRAC



EXISTING T&G REDECORATED



RETAIN EXISTING BRICK WALLS



EXISTING FRONT & BACK BAR SANDED & RESTAINED

MIX OF NEW FURNITURE STYLES & FABRICS



NEW CARPET



EXISTING TIMBER FLOOR



REUPHOLSTER EXISTING FIXED SEATING



EXISTING FURNITURE RECOVERED



EXISTING FIXED SEATING REUPHOLSTERED



Rendered Floor Plan



Floor Plans & Finishes

6 Dining Area

- Full re-decoration
- New F&F
- Re-upholster fixed seating
- New F&F
- Sand & repolish existing timber floor

7 Kitchen

- New electric kitchen items

8 Toilets (M, F & Accessible)

- Full re-decorations



External Refurbishment



Signage and external area

Works will include

- New signage and lighting to the front of the pub



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**