



The Royal Oak, Rode Heath



INVESTMENT PLAN ►

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Visuals are for illustrative purposes only. Schemes may vary post completion.

The Royal Oak

41 Sandbach Road, Rode Heath, Stoke-on-Trent, ST7 3RW

Why invest?

- **Affluent area** – Rode Heath is en route to the affluent areas of Sandbach and Congleton, and 61% of the 2,000 people in the local catchment area are ABC1s. There is a great opportunity to deliver a high-quality premium local with full refurbishment throughout.
- **Great outdoors** – The pub will boast additional kerb appeal with a full external redecoration to match the internal feel. A new seating area will be added to the front of the pub, while the rear area will be transformed with a stunning new patio area, linking the pub to the great garden space.

Target customers

- Customers will range from professionals to families with children, to older and single mature homeowners settled in traditional suburban semis working in intermediate occupations. There are also a number of opportunities for the grey market in this area, many of whom currently use the pub, particularly at lunchtime.

Offer

- An all-day food offer to maximise different day parts and attract a range of customers.
- Sports on TV and rhythm of the week events will boost footfall throughout the week and at weekends.
- A community-focused atmosphere will bring in families and local groups.

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to reveal details of the proposed refurbishment.

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Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

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This is a fantastic opportunity to take on a standout pub in an affluent area.

With its eye-catching front area, zoned interior and premium offer, this pub will attract a wide range of customers. The right operator will build strong links with the community while a range of sport on TV, games and rhythm of the week events will ensure consistent footfall throughout the week. A fantastic exterior will give this pub real kerb appeal.

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Or follow the simple online application process at www.starpubs.co.uk

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Schedule for The Royal Oak

Bar servery

Works to the bar servery include the following:

- New glasswash area.
- New top and redecoration of front bar.
- New outer bar.
- New over bar.
- New back bar.

Bar area

Works to the bar area will include the following:

- New stone floor.
- New fixed seating,
- New window seat.
- New bric-à-brac.

Lounge area

Works to the lounge area will include the following:

- New carpet.
- Repairs to fireplace, including new gas log burner.
- General joinery repairs.

Bar/games area

Works to the bar/games area will include the following:

- New Karndean flooring.
- New mid-height seating.
- New cladding to darts wall and surround.
- New fixed seating.

Toilets

Works to the men's and women's toilets will include the following:

- New tiling, vinyl floor, sanitaryware, vanity, cubicles, radiator and hand dryer in ladies.
- New tiling, vinyl floor, baby change, radiator and hand dryer in accessible toilet.
- New tiling to replace vinyl floor plus new radiator and hand dryer in gents.

Outside area

Works to the outside area will include the following:

- New seating, timber low posts and rope boundary and new dimmers for new lighting in front seating area.
- New picket fence and new jumbo umbrella in rear seating area.

Signage and lighting

- A full new signage and lighting scheme will complement the interior refurbishments.