



● THE SADDLERS ARMS, SEND MARSH ROAD, LYMPSTONE, EX8 5LS ●

# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Transformational refurbishment planned

An extensive refurbishment at this beautiful pub in the tranquil village of Send. This will include a complete redecoration and refurbishment to the indoor and outdoor trading spaces. We will form a new dining extension to the rear of the pub, reconfigure the ladies & gents toilets plus much more.

Externally, we will be rejuvenating the front garden space, forming a new attractive seating area. Improvements will be made to the car park and the pub will receive a face-lift with brand new signage. This will be a truly great pub, with great food.

### Affluent area

The pub itself is located in Send. Send is a village and civil parish in the Guildford borough of the English county of Surrey. The pub is surrounded by lots of natural beauty that Surrey has to offer. The pub also benefits from being five miles from Woking. The pub benefits from affluent demographics and over 2,550 adults that stay within a 20-minute drive time. Making it a great choice for locals or those travelling from further afield.

### A pub with huge potential

In the immediate area, there is just one competitor pub. An excellent range of premium food and drinks, a complete refurbishment and a stunning setting will separate the site from anything else in the area and beyond. The Saddlers Arms will give people a reason to stay local. The outside space will also be a key trade driver. It will boast some 78 internal covers and 56 external. All we're looking for is the right operator...

**SO, COULD THAT BE YOU?**

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

The newly refurbished the Saddlers Arms will appeal to :

- A wide range of consumers and will attract local residents and families willing to travel for some great food & drink with a warm, welcoming atmosphere
- Couples and professionals looking for a drink or bite to eat throughout the week

## OFFER

The offer of the newly refurbished the Saddlers Arms will include:

- Quality pub food, which will be a cornerstone of the offering
- Premium drinks offer including lagers, wines, ciders and spirits
- A coffee offer will increase daytime trade
- Quiz and theme nights throughout the week
- Community events hosted in the pubs fantastic outdoor areas will be another key part of the pub's offer

# INTERNAL MOODBOARD



# EXTERNAL MOODBOARD



# EXTERNAL MOODBOARD 2

(A)



Item A. 1no. Pictorial sign with applied lettering.  
Lit by trough lights.

2no. Poster cases with applied amenity wording.

Item B. 1no. Set of individual lettering.

Item C. 1no. Window vinyl (not shown).

Item D. 1no. Sign written lettering to fence.

Item E. 1no. Lantern & sign written welcome sign to entrance.

Item F. 2no. Menu cases

Item G. 2no. 10w flood lights to main lettering.

Item H. 5no. 30w flood lights to high level.

Item I. 4no. Lanterns.

(B)

THE  
SADDLERS  
ARMS

(F)



(E)



(G)



(I)



(D)

THE SADDLERS ARMS AT SEND

# RENDERED FLOOR PLAN



# FLOOR PLANS & FINISHES

1

## INTERNAL TRADING AREAS

Works will include:

- General stripping out
- Internal alterations to form new layout including conversion of toilet area in trade space, new toilet accommodation, formation of new cellar area, structural opening through to new extension etc
- Fitting out trade areas including making good, new finishes where required, new oak flooring etc
- Upgrade bar servery and replace upper back bar fitting
- Overhaul doors and windows generally
- Re-finish bar top
- Internal redecoration generally including trade areas, toilets & cellar

2

## KITCHEN & BACK OF HOUSE

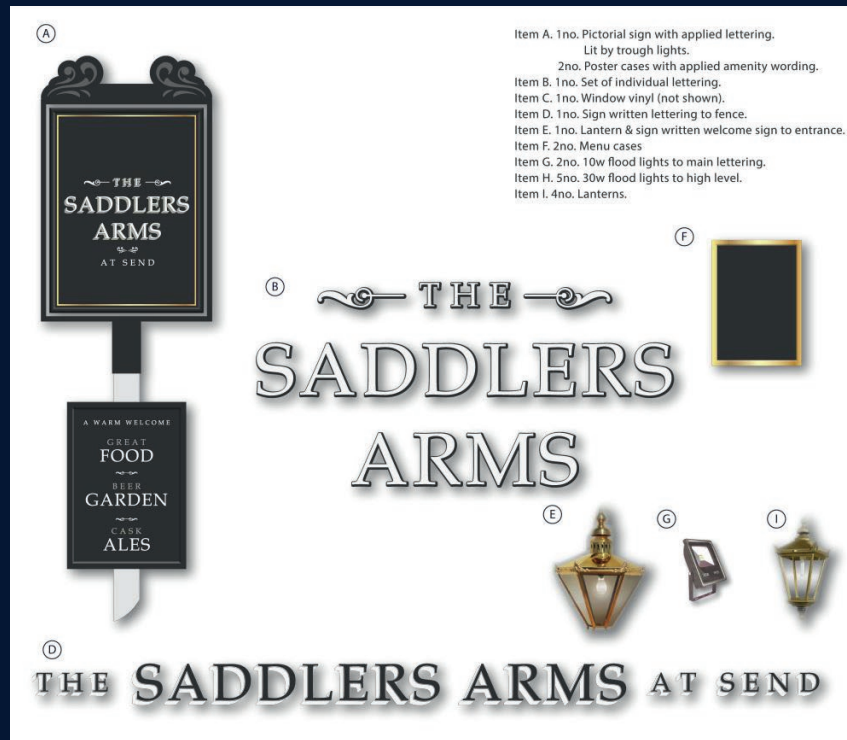
Works will include:

- Upgrade kitchen to EHO compliant
- All S2L works as identified
- Kitchen extract works as required
- Attendance on F&F contractors
- Main Contractor preliminaries and H&S requirements in accordance with CDM Regulations





# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

The pub exterior, lighting and signage will be refreshed to position it as an attractive exterior. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- External redecoration including masonry and joinery
- New signage scheme
- New extension to trade area
- Enhance frontage area



THE  
SADDLERS  
ARMS  
AT SEND

A WARM WELCOME  
GREAT  
FOOD  
BEER  
GARDEN  
CASK  
ALES


THE SADDLERS ARMS AT SEND



## 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)

