



About the Opportunity



Why Invest?

Sensational refurbishment planned

An extensive refurbishment at the Winterton in the quaint village of Chiddingfold, will transform the pub into a great pub with great food. The works will include a complete redecoration and refurbishment to the indoor and outdoor trading spaces. We will be upgrading the main trading area, overhaul the bars existing counter and backfitting, with new flooring and decorations. We will also be upgrading the toilets, trading kitchen and cellar.

Externally, we will be rejuvenating the garden space, forming a new attractive seating area in the large beer garden with festoon lighting. The pub will receive a face-lift with brand new signage, enhancing its kerb appeal and attracting in passing trade and locals.

Beautiful village location

The pub itself is located in Godalming. Godalming is located in Surrey. The Winterton Arms is appointed perfectly for a destination venue. The pub can attract the local community of c. 1000 people within a 20-minute walk, but there is a big opportunity to attract destination customers further afield. There are no other pubs within a 10-minute walk time and only one within a 20-minute walk of the pub.

Untapped potential

The potential to invest in this pub will allow for a step change to where it sits in the market and make it stand out from the limited competition. This pub would work for An operator who can drive a rhythm of the week and has a passion for food. The Winterton would suit an operator who is looking to expand in the local area, but also could be a great opportunity for a single-site operator with some exciting ideas. With 99 internal and over 150 external covers, this pub has huge potential.

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Target Customers

When refurbished, the Winterton Arms 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.
- Families with children looking to enjoy a mid-week treat.
- Couples and friends looking for a drink or bite to eat at the weekend.

Offer

When refurbished, the Winterton Arms will offer:

- Premium drinks offer including draught lagers and ciders, a quality wine selection and a good range of spirits.
- Traditional pub food at a high standard.
- A coffee offer, to increase daytime trade.
- Potential for tasting events & wine pairings as well as traditional pub quiz, and events in the vast garden space.

External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1

Trading Areas

- Internal decoration
- Overhaul existing counter carcassing and new upper backfitting
- Overhaul existing timber cladding, rails and skirtings
- Overhaul existing windows and doors
- Deep clean existing stone floor
- Strip, sand and stain existing timber floor
- Refurbish the existing bar counters and new upper back fittings
- New lighting / fittings

2

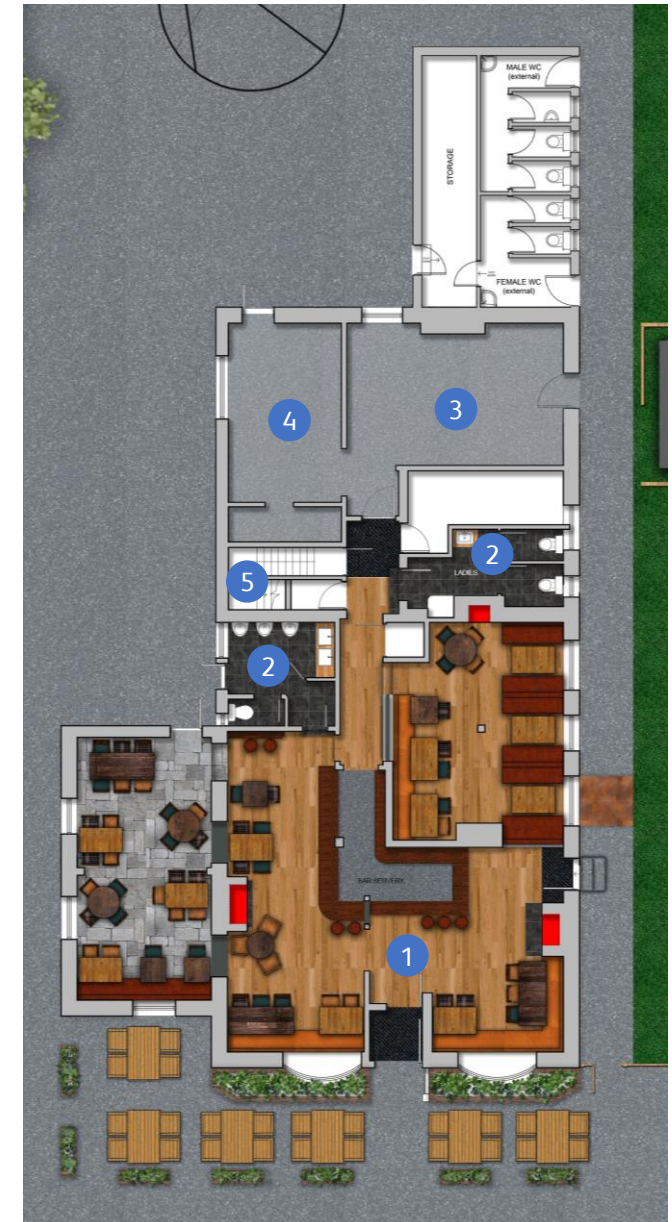
Toilets

- Acid clean and re-grout existing stone floor
- Clean and re-grout existing wall tiles
- Clean down and redecorate throughout
- Retain existing vanity units
- Replace taps and WC seats throughout

3

Kitchen

- BWIC with new layout
- New safety altro floor
- Full decoration throughout
- Retain and clean existing tiled walls
- New FD30 door to Kitchen



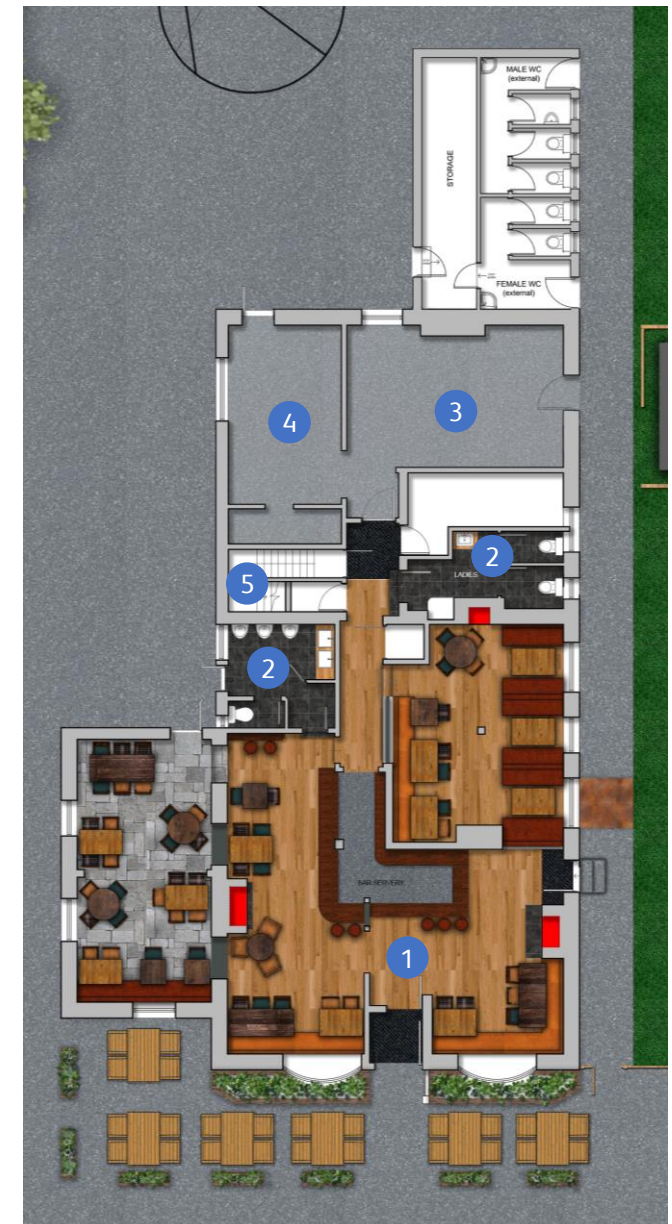
Floor Plans & Finishes

4 Back of House

- Clear out corridors and office area
- Lockable cupboard to existing electrics

5 Cellar

- Decorate and provide builderswork for Smart Dispense
- Repairs to ceiling and walls prior to decoration
- Service for icemachine
- Repairs to stairs



External Refurbishment



Signage and external area

Works will include:

- External repairs prior to redecoration
- External redecoration of main pub building to include previously painted surfaces only, incl. scaffolding
- New external signage
- Cut back overgrown plants, make garden and landscape good
- De-weed and jetwash existing paving around perimeter
- Clean and make good existing external toilet area
- Overhaul and re-decorate existing BBQ / Smoker
- Overhaul existing decking; replace broken parts make safe
- Repairing works to front bay windows, flat roof, coping stones and structural wall
- Make good existing sleepers
- Overhaul existing garden pods
- Repairs to existing fence around perimeter
- New festoon lights



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