



● THE WRESTLERS, 89 GREAT NORTH ROAD, HATFIELD, AL9 5LP ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Local pub with a premium refurbishment

A fabulous refurbishment will transform The Wrestlers (name change to The Mallard) into a premium local pub. Inside, the pub will be redecorated throughout each of the internal trade areas. Other upgrades throughout the pub such as a full refurbishment of function room as well as upgrades to the kitchen and cellar.

Outside, we will be upgrading the pub with some works to the already excellent garden. New signage and lighting will make the pub appeal to a wider range of consumers with its new look and feel.

Excellent location

The pub is located in the large town and civil parish of Hatfield, Hertfordshire. The pub is surrounded by a mix of residential housing with high and medium affluence bands. Hatfield station is close by and the Mallard itself is situated on the outskirts of the town. The area has limited competition for great pubs that serve great food. There is one drinks-led pub with a small food offer.

Fantastic potential

We believe that this refurbishment will set The Mallard above the local competition with its refurbished look and feel. The pub has 62 covers indoors, 80 outdoors, a catering kitchen and a function room. So, there is ample opportunity to maximise trade. The planned refurbishment will be different from anything in the area. All we're looking for is the next person to take on the pub...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The offer of the newly refurbished Mallard will include:

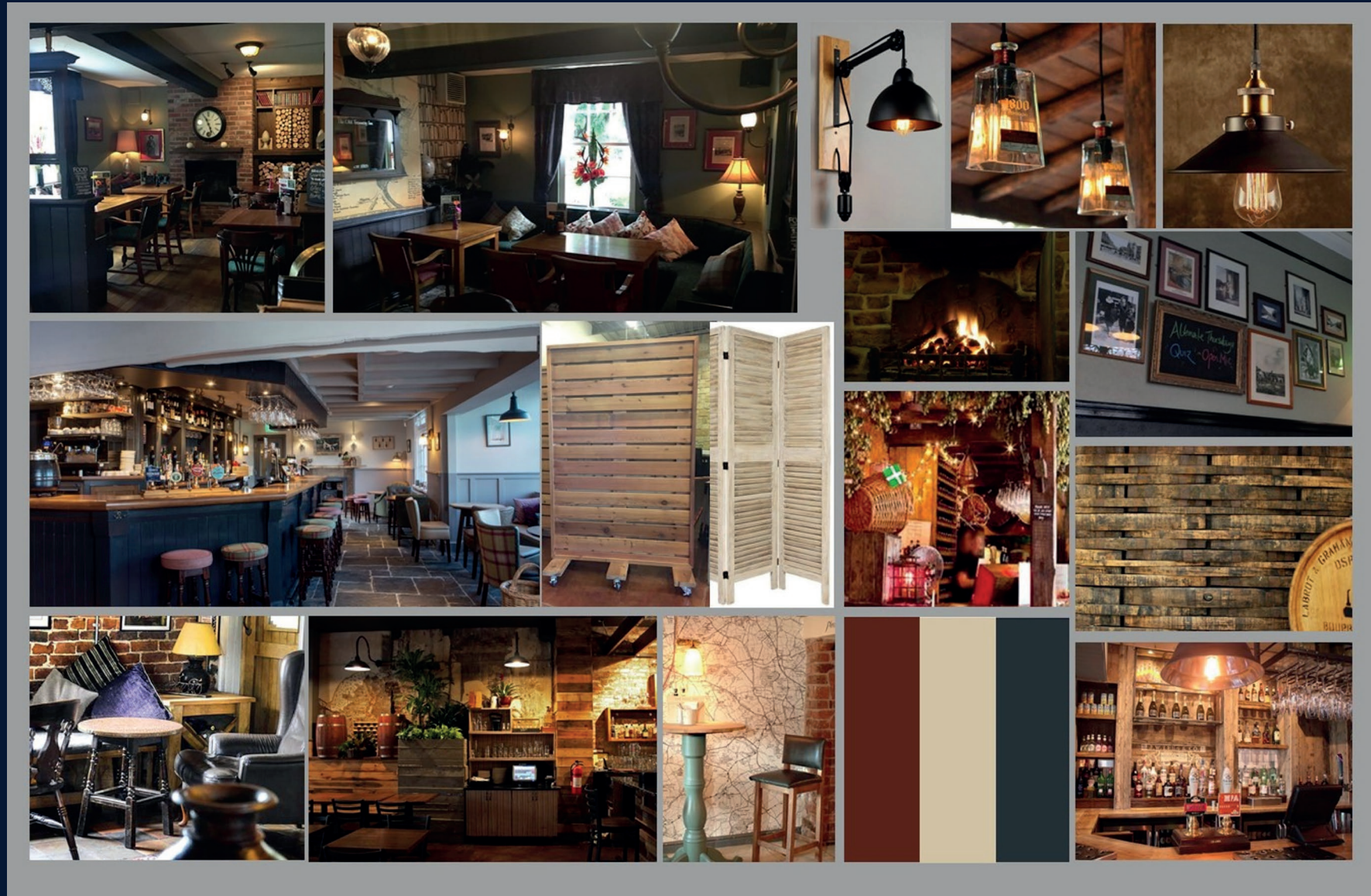
- A range of consumers, including all local residents that live close-by looking to utilise the fantastic garden
- Families looking for a meal or bite to eat in a welcoming environment

OFFER

The offer of the newly refurbished Mallard will include:

- Full draught range including craft ales
- High quality wine/ spirits and soft drink offer including zero alcohol options
- Fantastic food offer appealing to all consumers during all trading periods
- Coffees to accompany the food menu
- Live entertainment including quiz nights, live sports and family garden events

INTERNAL MOODBOARD



EXTERNAL MOODBOARD

A

THE MALLARD

B

THE MALLARD

C

LARGE BEER GARDEN
CHILDRENS PLAY AREA
REAL ALES SPORTS

CAR PARK
←

D

THE MALLARD

E

THE MALLARD

LARGE BEER GARDEN
CHILDRENS PLAY AREA
REAL ALES SPORTS

F

G

H

30 Watt Floodlight

SIGNAGE:
ITEM A: ONE X NEW FASCIA SIGN WITH SIGNWRITTEN LOGO AND HALO LETTERING.
ITEM B: ONE X NEW DOUBLE SIDED PICTORIAL ATTACHED TO EXISTING FRAME.
ITEM C: ONE X NEW AMENITY BOARD ATTACHED TO EXISTING POST.
ITEM D: ONE X NEW HALO LETTER SET.
ITEM E: ONE X NEW AMENITY BOARD.
ITEM F: ONE X NEW A2 CHALKBOARD WITH BULLNOSE, COACHLINE & VINYL LOGO.
ITEM G: TWO X NEW BRASS LANTERNS.
ITEM H: SIX X NEW FLOODLIGHTS.

SIGN COLOURS:
GOLD FINISH
RAL 5000
WHITE

PLEASE REFER TO PAINT MANUFACTURER SWATCHES PRIOR TO APPROVAL

LETTERSTYLES: GALANO GROTESQUE
ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED

srsigns

17107 SIGNS

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

TRADING AREAS

Works will include:

- Full internal redecorations to trade public areas, w.c's and bar counters
- Overhaul fireplace and install new wood burner
- Stripping out generally, i.e. repairing and renewing existing floor finishes
- Overhaul bar servery including new flap and wicket gate, upgrade new upper back bar fitting
- New Altro flooring to bar servery
- New tiled bar walk
- New nosings to steps in trade areas
- Re-finish existing timber floors
- Create new exit to rear garden through conservatory including
- Full refurbishment of trade toilets including new floor finishes, wall tiling/panelling etc, new sanitaryware where required



FLOOR PLANS & FINISHES

2

KITCHEN & BASEMENT AREAS

Works will include:

- Upgrade cellar including decorations, overhaul doors, new sink and drainer
- Upgrade back of house corridor including new Altro flooring and overhaul doors
- Upgrade office including new door, frame and architrave, shelving etc
- Kitchen electrical repairs to align with kitchen alterations
- New door to kitchen
- New Altro floor covering to kitchen

3

GENERAL & TOILETS

Works will include:

- New toilet ventilation
- Alterations to electrical layout and fitting of Lessee TF&F light fittings
- Alter and adapt fire alarm system.
- Alter and adapt emergency lighting.



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 repairs prior to decoration
- External decoration of main pub building, including render, brickwork, fenestration, picket fence
- New signage and associated lighting
- Overhaul and decorate existing pergola





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

