



ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned

A fabulous refurbishment will transform the Railway Arms Frimley into a premium local pub. Inside, the pub will be redecorated throughout. Other upgrades throughout the pub such as overhauling main trading area, bar servery and complete redecoration of ladies and gents will give the pub a much more premium feel.

Outside the pub, there will be a full redecoration including new signage. Increasing the curb appeal to make the pub stand out as a welcoming pub.

Community focused

The Railway Arms is located on the High Street in Frimley Surrey. This is an affluent area with plenty of adults. Within a ten-minute walk time there are circa 1,600 adults and only one other competitor pub within that ten-minute walk time.

A pub business with great potential

The potential investment will reinvigorate the pub, bringing the two current front rooms together to create an open, welcoming environment. The Railway Arms will have an independent look and feel, compared to some of the managed houses in the area. This pub would work for an experienced operator, but also someone looking to take their first site. The focus will be on quality wet trade, supported by sports and events and accompanied by a quality food offering. All we are looking for is the right operator....

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Railway Arms will appeal to a wide range of clientele:

- Targeting all ages and mixed groups including families looking for a place to visit with children.
- The pub will also offer a place to watch sports and to come together as a community, offering quality meals such as burgers and sharing plates

OFFER

When refurbished, the Railway Arms will offer:

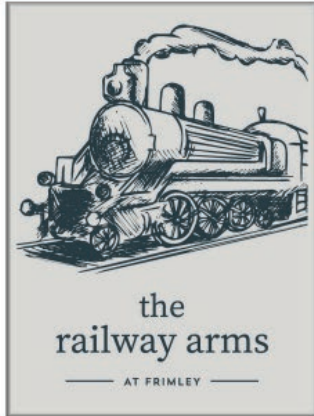
- Premium range of draught beers and ciders, quality wine selection and a good range of spirits
- A great pub food menu like wings and burgers
- Coffee and Wi-Fi
- Entertainment as part of the rhythm of the week, the go to location for sports, as well as an afterwork drink and potential for live music on the weekend

INTERNAL MOODBOARD

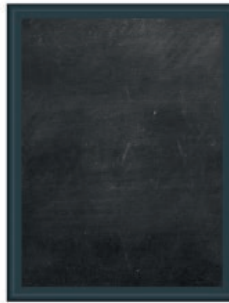


EXTERNAL MOODBOARD

A



D

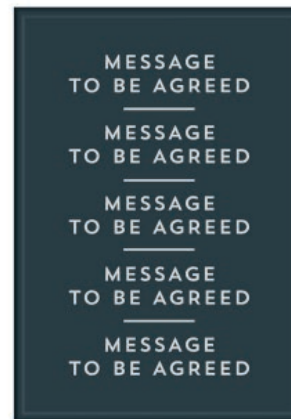


- Item A. 1no. New hanging sign with applied vinyl to existing post. Lit by new tough lights.
- Item B. 1no. Distressed set of signwritten wording. Lit by 2no. Floodlights. (Wording TBC).
- Item C. 1no. Set of individual letters on RAL 5008 backplates. Lit by trough light.
- Item D. 1no. Large amenity board with applied chalkboard to window recess.
- Item E. 2no. Amenity boards with applied vinyl.
 - 1no. Fitted to existing post. 1no. To front elevation. (Wording TBC).
- Item F. 1no. Car park disclaimer with applied vinyl. (Wording TBC).
- Item G. 2no. A-boards with applied vinyl and chalkboard area.
- Item H. 2no. New brass lanterns to front entrances.
- Item I. 3no. Floodlights.

B



E



I



F



H



G



C
the railway arms

FLOOR PLANS & FINISHES

1

TRADING AREAS

The trading areas will be fully refurbished and redecorated. Works will include:

- Full internal redecoration to trade public areas.
- Demolish section of wall to form more open trade area
- New lighting, positions including dimmer sliding/er system based upon designer's layout to energy efficient lamps.
- Retain the section of existing bar, and provide new where wall removed
- Reclad retained bar; overhaul retained under counters to existing bar servery
- New high-level shelves only
- New timber floor, new bar vinyl, new bar walk tiles
- Investigate fireplaces, see if can be brought back to use
- Manufacture and install sections of fixed seating to design layout.
- Install new raised area, apply new carpet flooring, reposition radiators, wall lights, power outlets to suit height
- General repairs in line with Spend 2 Let

2

TOILETS

Works will include:

- Replace wall and floor tiling
- Retain the male trough urinal, but replace all others
- New vanity units to Male WC (Sports area) retain others
- Decorations throughout



FLOOR PLANS & FINISHES

3

KITCHEN & CELLAR

The kitchen & cellar will be fully refurbished and redecorated. Works will include:

- Replace vinyl floor
- General clean and minor decs
- Electrical & Gas repairs to align to equipment renewals
- Strip out existing equipment
- Overhaul cellar cooling
- New kitchen extract
- Small format Electric kitchen equipment

4

DOMESTIC ACCOMMODATION

Works will include:

- Form new kitchen complete, including flooring, cabinets, white goods
- Replace flooring, new sanitaryware, clear out rubbish, decorations
- Increased electrical supply for new kitchen
- New lighting and small power layout to suit design
- Check and certify fire alarms and emergency lighting
- Overhaul fire doors to comply.
- Ensure property is compliant for electrical, gas, emergency lighting and fire alarm systems.
- Update managers accommodation to acceptable standard within S2L requirements



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.
- New signs and lights to current design and subject to planning approval.



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**