



## The Cardigan Arms, Morley



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

## The Cardigan Arms, Morley

Scotchman Lane, Morley, Leeds, LS27 0NZ

### Why invest?

- **Varied offer** – A large pub with a separate bar, a snug, a lounge and dining areas. The layout allows for different zones for different customers including drinkers, walkers, families and those looking for a meal.
- **Shining example** – The upgraded externals will make the pub like a beacon, enticing customers new and old to visit. Inside they'll find wood beams and real open fires, while the garden to the rear overlooks farmland and a local fishing lake. As part of the refurbishment we will be renaming the site The Cardigan Arms, which was the pub's name from 1822–1945, when it was changed to The Needless Inn.

### Target customers

- Because of the large scale of the site and the many areas within the pub, the site will appeal to all customer groups. The key target groups will be the older retired market, particularly for daytime lunch trade, with evenings targeted to couples and families looking for good-quality, affordable pub food. In addition there is an opportunity to target local drinkers to come and enjoy the bar area, taking part in the regular activities such as quizzes or watching live sport.

### Offer

- A great drinks range, from premium cask and craft through to mainstream brands and a coffee offer.
- Quality pub classics such as fish and chips, burgers and pies will be on offer, alongside a range of starters and small plates.

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Click on the **i** to reveal details of the proposed refurbishment.

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**This is a fantastic opportunity to take on a pub that's ready for refurbishment and growth.**

With its beautiful setting, fantastic interior, a premium drinks offer and classic pub food, The Cardigan Arms is a brilliant pub that will attract an eclectic mix of consumers. Farmland and lake views outside, coupled with real fireplaces and traditional wood beams inside, mean it will have something to offer all year round.

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## Schedule for The Cardigan Arms

### Bar servery

Works to the bar servery will include the following:

- New unit for glasswasher and sinks.
- Reface bar front with traditional panels painted.
- Tops to be stripped, stained and repolished.
- New metal shelves.
- New wine display cabinet.

### Bar/snug

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

- Timber flooring stripped, stained and repolished.
- New herringbone flooring.
- New tops to tables.
- Chimney refaced in reclaimed timber.

### Dining area

Works to the dining area will include the following:

- New carpet.
- New tops to tables.
- New fixed seating.
- New dummy curtains.
- New curtain.
- Chimney refaced in reclaimed timber, bric-à-brac and lamp provided.

### Toilets

Works to the toilets will include the following:

- Gents toilets will include new tiled flooring and door.
- Ladies toilet work will include new Karndean flooring.

### Outside area

- Existing benches to be freshened up/painted.
- Jet wash and re-point patio slabs.
- Provide plants.

### Signage and lighting

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