

About the Opportunity









Why Invest?

Exciting Investment Opportunity: The Fox Pub Refurbishment Underway!

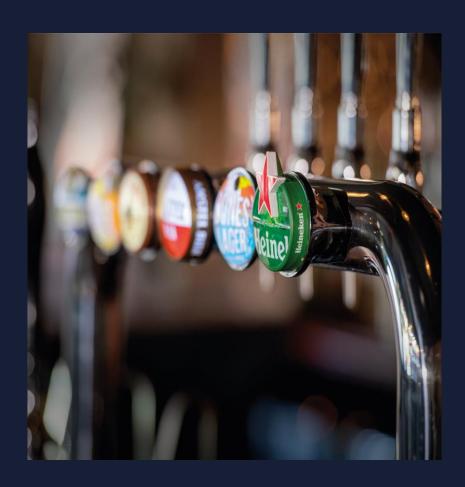
Nestled in the affluent rural village of Thorner, just a stone's throw from Leeds, this pub enjoys a prime location in one of the UK's top 50 villages to live in, as recognized by The Sunday Times. Surrounded by high affluence consumers, with over 1,800 residents within a 20-minute walk, and neighbouring upscale villages like Scarcroft and Bramham, the potential for success here is undeniable.

Elevate Your Investment: Witness the Transformation

The refurbishment will introduce an enticing food offer alongside a new drinks selection, catering to the discerning tastes of the affluent, mature demographic. Boasting 60 internal covers and 69 external, enhanced by a full external redecoration and inviting garden space, this establishment promises not only a warm, inviting atmosphere but also significant growth potential. The Fox will be ideal for a local operator or passionate couple eager to engage with the local community.

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Target Customers

When refurbished, the Fox will appeal to:

Affluent Locals Seeking Quality:

 This pub caters to residents of Thorner and surrounding affluent villages, offering a premium local experience in one of the UK's top 50 villages to live in, recognised by The Sunday Times.

Community-Centric Gathering Spot:

• A welcoming space for locals to connect, this pub fosters community spirit with engaging events and social interactions, serving as a hub for camaraderie.

Simple yet Delicious Options Await:

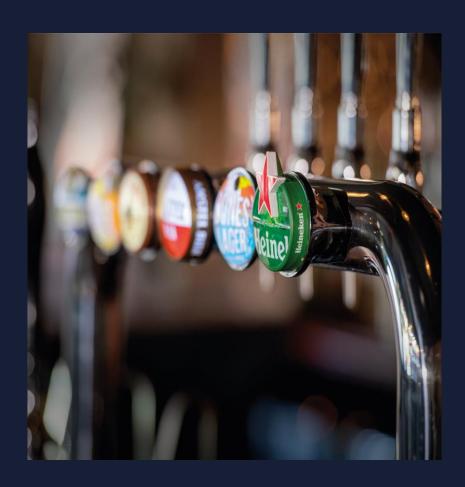
• Explore our pub's straightforward menu, featuring tasty dishes like the Yorkshire pudding wrap, ideal for those craving straightforward, satisfying meals.

Serenity Seekers:

Appealing to those who appreciate peace and quiet, this pub nestled
in Thorner offers a serene atmosphere away from the hustle and
bustle. Ideal for individuals or couples looking to unwind with a drink
or enjoy a meal in a picturesque setting.

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The Offer

When refurbished, the Fox will offer:

Drinks:

 There will be a comprehensive selection of beverages at The Fox postrefurbishment. From Heineken lagers including Fosters and premium Neck Oil, to Moretti, our driving volume brand, there's a drink to suit every taste. Additionally, enjoy traditional cask ales, with Inch's providing our draught cider offer.

Food:

• Indulge in a thoughtfully curated menu showcasing 4 or 5 simply prepared dishes. Dishes such as the Yorkshire pudding wrap, adding a twist to traditional pub cuisine.

Coffee:

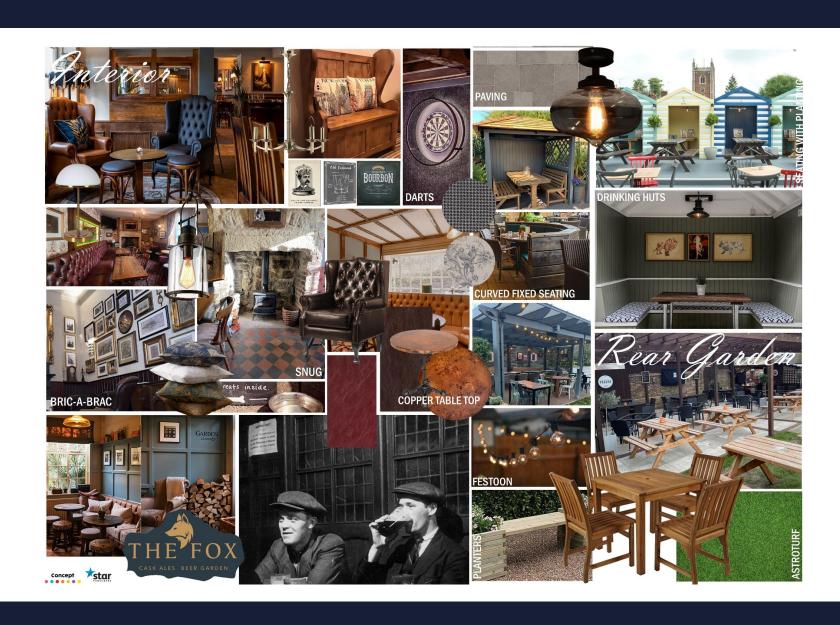
• Start your day with a satisfying cup of coffee from a straightforward blend. Tailored to individual preferences, our coffee ensures a perfect start to your morning.

Events:

 At The Fox, enjoy occasional entertainment during special occasions, enhancing your pub experience. While we don't rely on events as a central footfall driver, they're utilised to extend dwell time and enhance your visit, particularly during off-peak or quieter times, such as pub quizzes.

Internal Mood Board





Rendered Floor Plan





Floor Plans & Finishes

General Trade Areas

- Redecoration of all painted surfaces
- Protection of existing feature wallpaper and panelling
- Refresh of all stained joinery
- New artwork with bric-a-brac design elements

Bar Servery

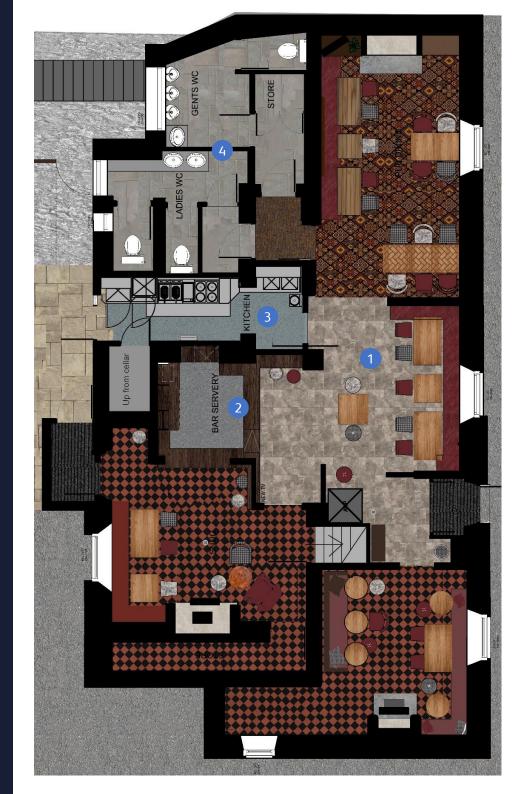
- Deep clean to bar area
- Refresh of all stained joinery
- Stripped and sanded countertop

3 Kitchen

- Structural amends to open space into trade area
- New doorway to previous window position and screen
- Complete redecoration of space
- New lighting and power points for catering equipment

4 Toilets

Deep clean and redecoration of existing toilets



External Refurbishment







Signage and external works

- Revamp of frontage and all painted surfaces
- Refinishing of pergola, gates, and fences
- Installation of garden huts accompanied by gravel pathways
- Introduction of festoon lighting for added ambiance
- Implementation of a new signage and lighting scheme
- Inclusion of heaters and lamps for comfort
- Installation of new astroturf for improved aesthetics
- Refurbishment of existing benches and planters
- Introduction of new loose furniture and seating arrangements
- Creation of a storage shed to accommodate fridges
- Replacement of the existing gate for enhanced functionality



The Fox, 37 Main Street, Leeds, LS14 3DX