



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 post-refurbishment. 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.



Rendered Floor Plan



Floor Plans & Finishes

1 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

2 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





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

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