



● **THE MINERS ARMS, 115 CARR LANE, DRONFIELD, S18 8XF** ●

# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Fantastic Refurbishment Planned!

A refurbishment will turn the Miners Arms into a premium community local. Inside, the pub will be redecorated throughout with the addition of newly installed kitchen to allow for a fantastic food offer and 55 internal covers.

The external areas will be enhanced with a complete redecoration and new furniture to make up the 86 external covers. The pub will benefit from new signage and lighting on the front of the pub too. These works will give the pub a much more premium feel and will enable the new licensee to offer a fantastic space throughout the year.

### Community focused location!

The Miners Arms is located in the village of Dronfield, which is a busy suburb to the south of Sheffield and north of Chesterfield. This is a great village with easy access to Sheffield and Chesterfield and is just 3 miles from The Peak District National Park. In the area, there are only one competitor pubs and over 3,500 adults live within a ten-minute walk time. The demographics make up of mainly high affluence bands.

### Barrels of potential

The planned works will completely change the trade in the pub. Currently trading as a drinks-led business, the planned works will allow the new licensees the chance to introduce a quality new food offer, to extend opening hours, welcome new customers that are looking for more than just a pint. Customers will want to stay in the pub for longer and give them more reasons to visit, through the fresh & modern food offer, live sport & entertainment and the excellent rhythm of the week calendar.

## SO, COULD THAT BE YOU?

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

The newly refurbished Miners Arms will appeal to:

- Locals looking for a new and fresh place to meet for a drink with family and friends, have a bite to eat
- Sports fans looking to watch some local sport and a enjoy a few drinks

## OFFER

Post-refurbishment, The Miners Arms will be an attractive, country-style pub with a modern finish where customers will love spending their time. The pub will offer:

- A mix of value and premium draught Lager, cask ales, a wine menu, spirits and soft drinks.
- Traditional pub food, home-cooked to a good standard, with promotions during live sport or family deals to drive trade
- A coffee offer to increase day time trade
- Entertainment such as live music, sport and children parties

# INTERNAL MOODBOARD

## The Proposed Internal Scheme



decorative lighting



new roman blinds



existing fixed seating reupholstered

existing bar modified - new bridge fonts



BAR & LOUNGE AREA



new carpet to lounge



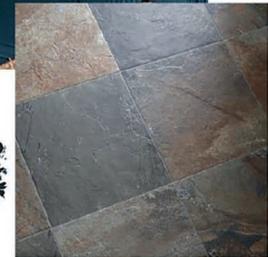
new timber effect vinyl



new mid height/ poseur height furniture



new high bar furniture



existing slate tiles

# INTERNAL MOODBOARD

## The Proposed Internal Scheme

new curtains



decorative light fittings



existing fireplace retained



decorative light fittings

new tlg clad cubicles and doors to ladies



new tiles above  
ladies vanity



new timber effect vinyl



new dining furniture



existing fixed seating reupholstered



new vanity unit  
to ladies



new toilet floor tiles

DINING AREA &  
TOILETS

# EXTERNAL MOODBOARD

## The Proposed External Scheme

new large umbrella



new furniture under umbrella



new timber garden furniture



existing paving retained

# RENDERED FLOOR PLAN



# FLOOR PLANS & FINISHES

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## INTERNAL TRADING AREAS

Works will include:

- Full internal redecoration to trade public areas, WCs and bar counters. No alterations or improvements included. New lighting design, locations and controls included.
- Remove sections of existing carpet and replace with Karndean flooring.
- Strip and repolish section of timber flooring.
- Clean existing tiled floor around bar servery.
- Remove 2 screens and sections of fixed seating.
- Refurbish sections of Fixed Seating.
- Bar Servery: Modify Bar and Bar Backfitting adding new Smart dispense, Coffee Station and display.
- Note: Coffee Machine and tills supplied by Lessee.
- Install TV and Sound System supplied by Lessee.
- Some new selective F&F furniture plus refurbish some existing and recover existing fixed seating. Additional bric-a-brac to help dress and make overall more premium feel and change. This is a lessee cost item that landlord will procure.
- Renew some decorative light fittings and reuse others to existing locations.
- Sweep chimneys and log burner and overhaul chimney fan.
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## TOILETS

Works will include:

- Clean and re grout ceramic wall tiles
- Redecorations:
- Ladies Toilets: New Vanity unit and wash hand basins.



# FLOOR PLANS & FINISHES

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## KITCHEN & CELLAR

Works will include:

- Prepare and redecorate including minor repairs.
- New Safety Flooring to Prep Kitchen only (not store)
- Electrical repairs to align to equipment renewals
- Renew existing kitchen equipment to existing locations and plan. Existing kitchen plan is to remain so there is no redesign of the spaces or services included.
- Renew glass and ice machines.
- Service, overhaul and ensure operational the kitchen ventilation system. New passive or mechanical air in to be provided in either door or window.
- Service cellar cooling plant.



# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

- Clean out gutters and leave watertight.
- External redecoration of main pub building. This also includes selected areas of the external fencing
- New signs and lights to current design and subject to planning approval.
- Note: Existing car park lighting will NOT be reinstated.
- Jet wash and de-weed all paving, patios and paths
- Form new 1800mm ht Close boarded fence and gate to form bin store.
- Cut back overgrown hedges and cut grass.
- Rear Terrace: Modify Entrance Steps and Handrail.
- Clear weeds and re bed paving's.
- Install Jumbrella and Wall Mounted Heaters and lighting.
- Rear Access Gate: Repairs only
- Secondary entrance to Pub: Reinstate.



## 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](http://www.starpubs.co.uk)**