



THE SHIP, PARK ROAD, BARNSELY, S70 5BA

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned at this busy community pub

The whole inside trade area will be refurbished and redecorated throughout to create a modern community local that is fresh and relevant. The Ship will retain that traditional community pub feel, that will appeal to consumers of all ages.

Outside, the refurbishment will include new signage. Extensive works to the garden will increase accessibility from both entrance/exits.

The Ship has 77 Internal Covers and at least 122 Externally.

Great location!

Situated on the busy road from Barnsley Town Centre to the M1. The surrounding area boasts almost 3,000 adults only a ten-minute walk from the pub. Whilst there are some food offers nearby, there is a real gap in the market for a brilliant community wet pub, giving the Ship very limited competition in this area. Once refurbished, this pub will appeal to the local community with an emphasis on sports, as well as lounge areas perfect for groups or couples looking to relax, catch up with friends, and enjoy a few drinks.

Huge potential to become a firm favourite for the people of Mexborough!

We're looking for the next operator to embed themselves in the local community, probably doing things for local charities and sports teams. You will be capable of delivering a really strong wet led offer, understand the importance of community, and able to manage sometimes difficult consumer behaviour. Great retailing standards and a strong events calendar through the week, will drive footfall and be key to your success. In turn The Ship will become a valued place for the local community to meet up.

The fresh and modern look and feel of The Ship will make it stand out from the local competition and it will no doubt soon be recognised and the favourite new kid on the block.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Ship Inn will appeal to a very broad spectrum of customers, including:

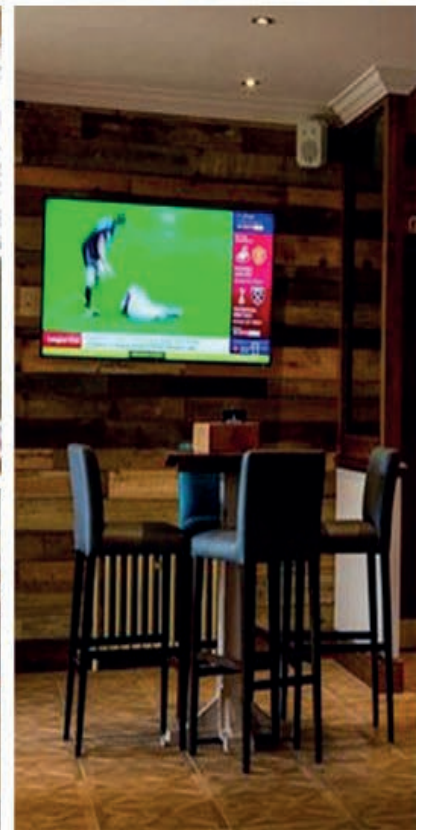
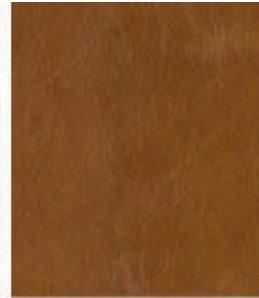
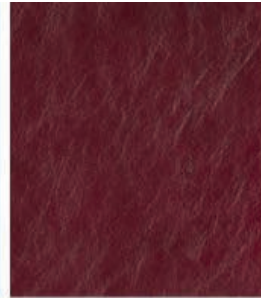
- Young and older consumers looking to watch or play sports
- Groups of friends and families looking to catch up with friends
- Couples looking to relax and enjoy a few drinks

OFFER

When refurbished, the Ship Inn will offer:

- A range of great value lagers, ales & ciders as well as a strong range of well-known spirits & soft drinks
- A range of sports available to watch on TV, as well as local darts, sports, and dominos teams.
- Weekly entertainment such as karaoke & quiz nights.

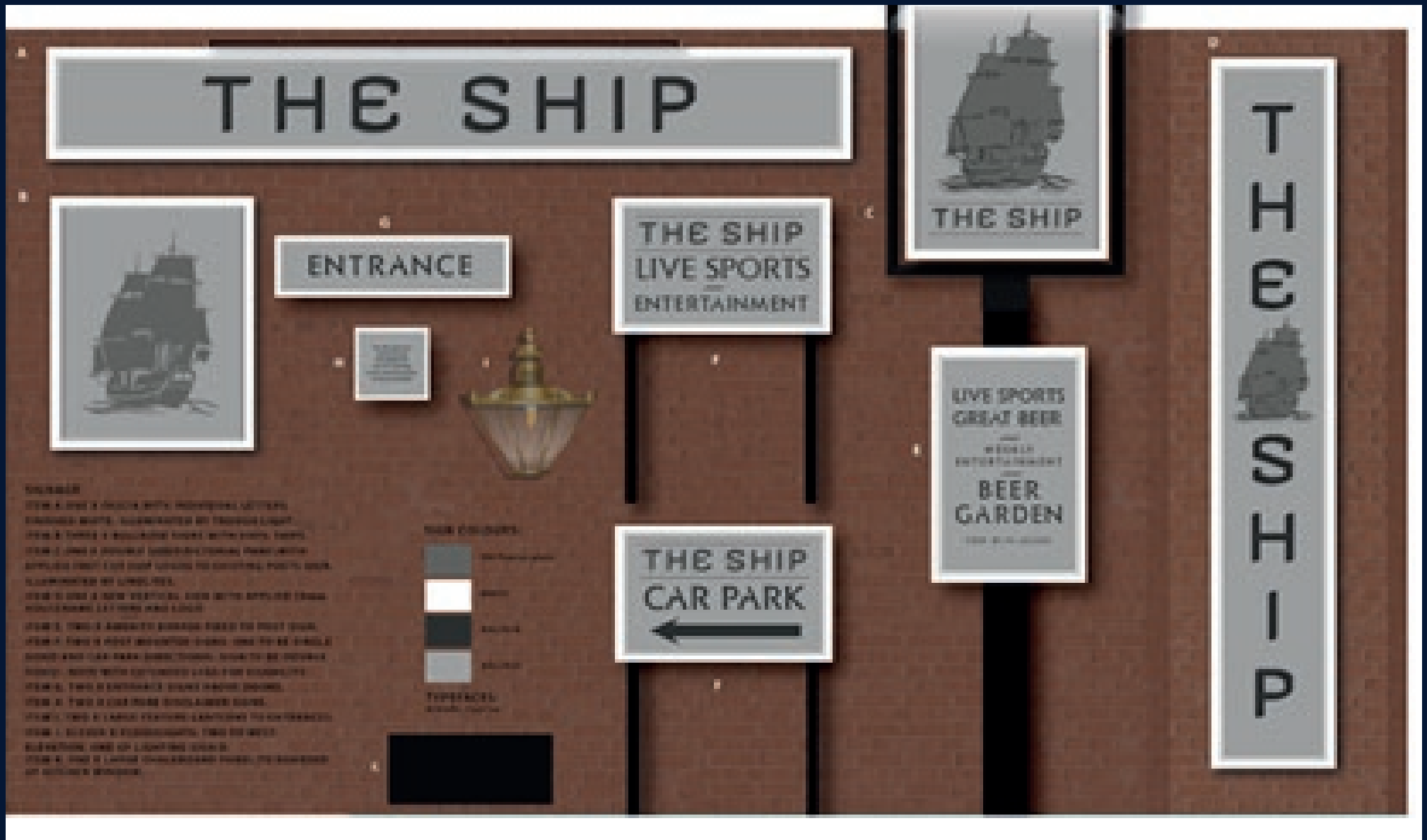
INTERNAL MOODBOARD



INTERNAL MOODBOARD



EXTERNAL MOODBOARD



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

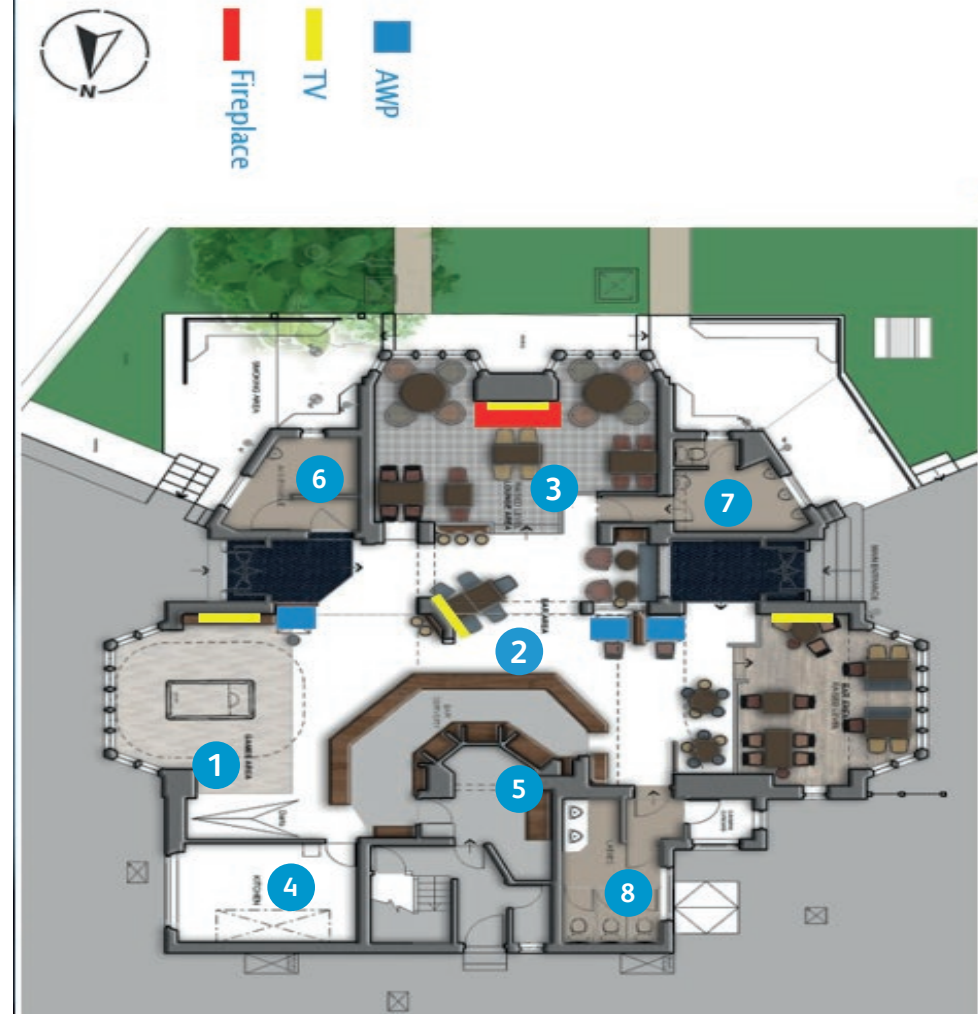
GAMERS AREA

- Provide new timber effect vinyl flooring
- Provide new dress roman blinds
- Provide new drinks shelf
- Provide new TV position with power and coax
- Retain existing slate tile flooring
- Provide new screen and services to AWP position
- Provide new matting to lobby
- Provide new bric-a-brac
- Allow for decorations

2

SPORTS BAR

- Provide new mid-height fixed seating bay
- Retain existing flooring
- Provide new drinks shelf to AWP positions
- Provide new TV positions with power and coax
- Provide new dress roman blinds
- Overboard rear of balustrade were boarding missing
- Provide some new furniture as noted on plan
- Provide new matting to lobby
- Reupholster existing loose furniture
- Provide new bric-a-brac
- Allow for decorations
- Retain and reuse 3no. bottle coolers
- Retain existing bar counter and decorate front
- Existing glasswash area to be retained
- Provide 2no. tills
- Provide new safety vinyl flooring
- Alter backfitting to allow for coffee machine



FLOOR PLANS & FINISHES

3

LOUNGE AREA

- Provide new carpet
- Provide new drinks shelf
- Provide new TV position with power and coax
- Allow for new electric stove fire
- Provide new dress roman blinds
- Allow for new furniture as noted on plan
- Reupholster existing loose furniture
- Provide new bric-a-brac
- Allow for decorations

4

KITCHEN

- Allow for necessary repairs to Altro
- Allow for adaptations to provide full electric kitchen

5

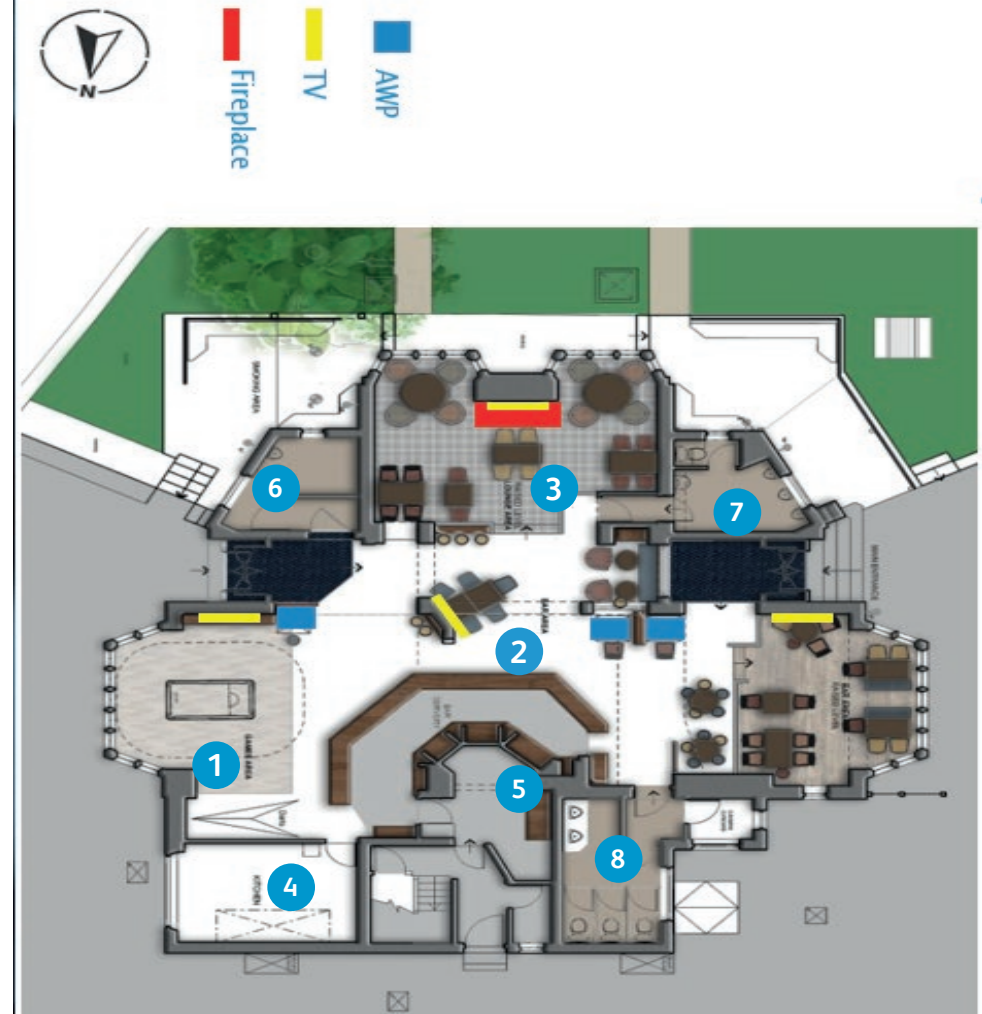
GLASS WASH

- Provide new vinyl flooring
- Allow for decorations
- Carry out deep clean

6

ACCESSIBLE WC

- Provide new vinyl flooring
- Allow for complete decorations
- Reuse existing sanitaryware and reseal
- Provide new lights



FLOOR PLANS & FINISHES

7

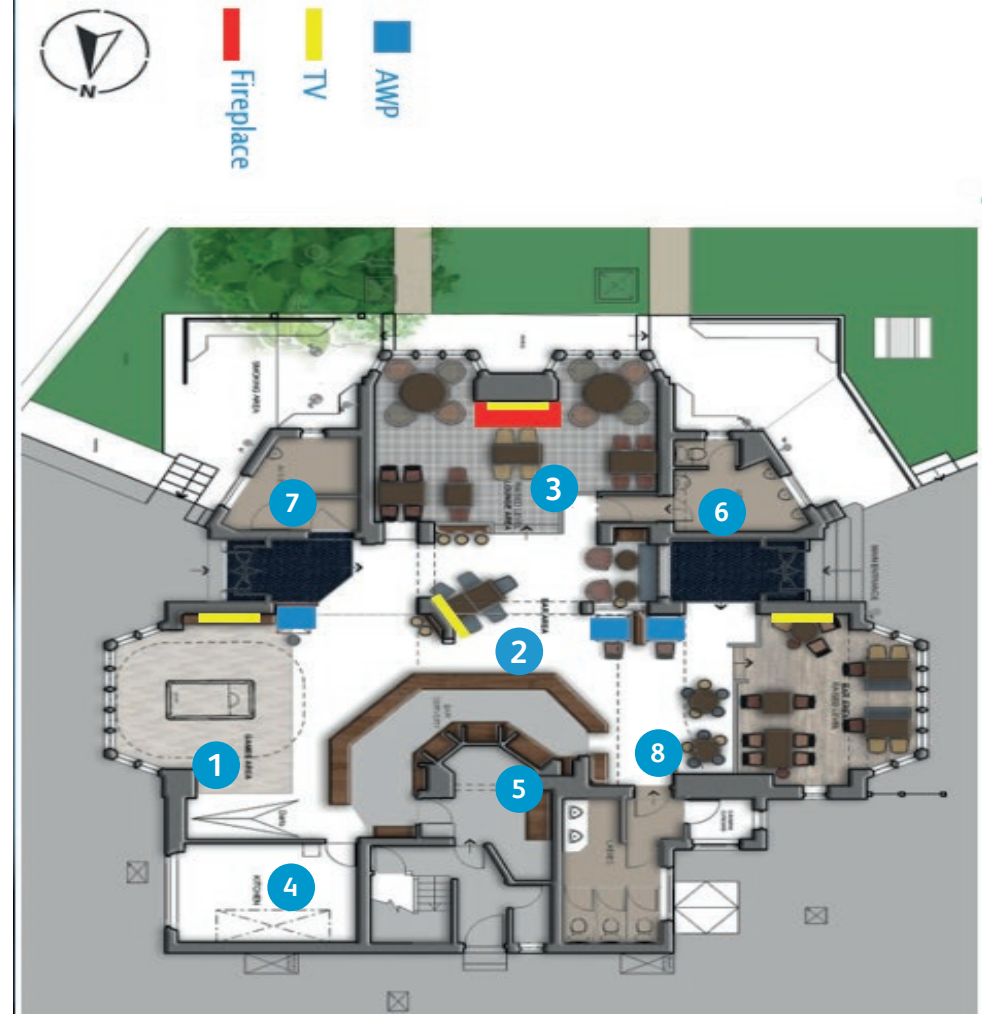
MALE WC

- Allow for full decorations
- Provide new lighting
- Provide new toilet goods
- Provide new vinyl flooring
- Retain and decorate existing cubicles
- Check ironmongery in full working order
- Retain WC
- Retain urinals
- Provide new mirrors

8

FEMALE WC

- Provide alterations to vanity with new laminate top, wash hand basins and decorations
- Provide new vinyl flooring
- Retain and redecorate existing cubicles
- Check all ironmongery in working order
- Retain WC
- Allow for full decorations
- Provide new lighting
- Provide new toilet goods
- Provide new mirrors



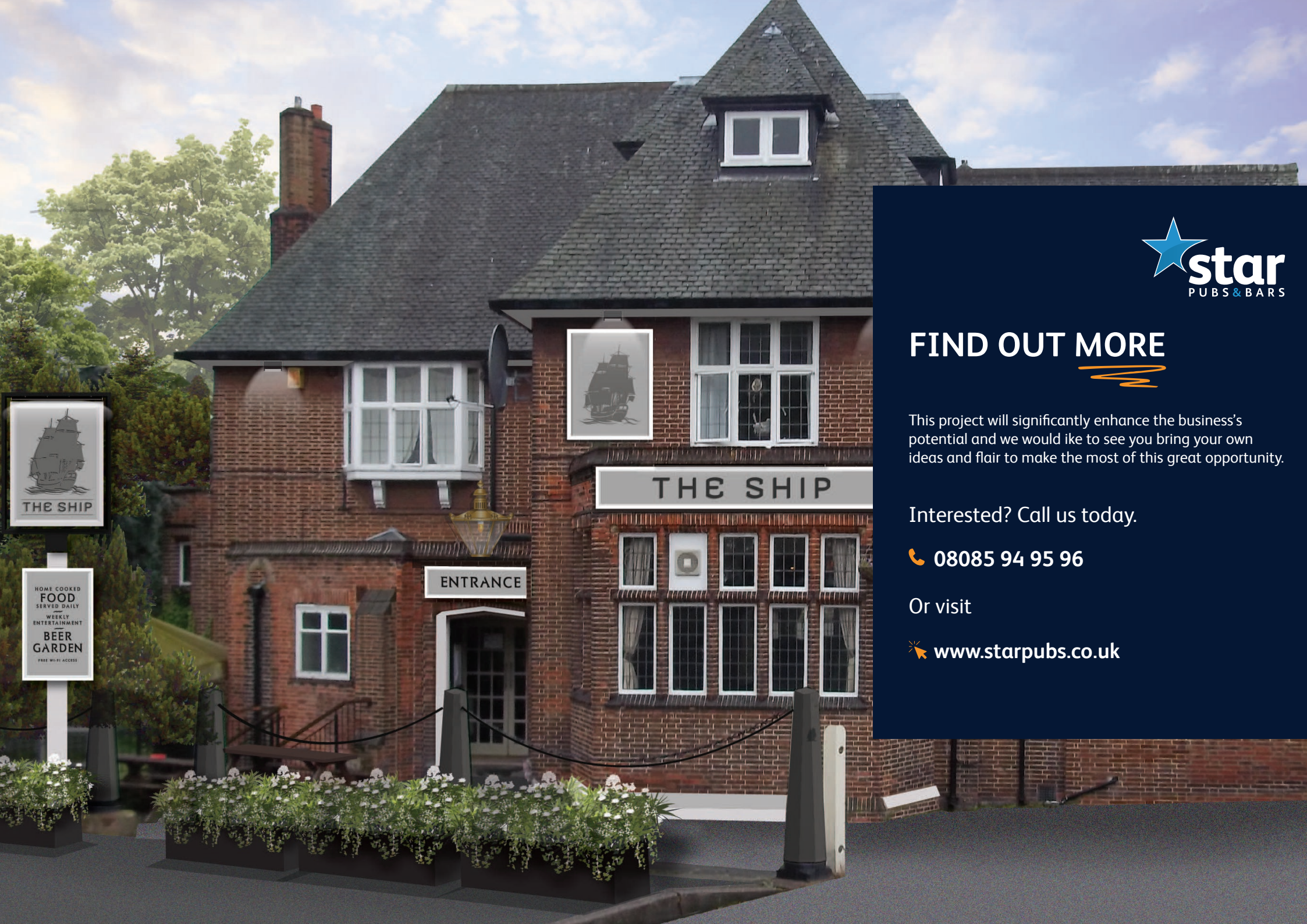
EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- Retain existing signage and refurbish, add corex frames
- New external benches, allow for fixing down
- Cut grass
- Retain shelter and provide new roof, decorate and add bulkhead lighting
- Provide new external lighting where necessary to decking and grassed area
- Allow for new pathway around garden area
- Rotavate grass and seed with wild flowers
- Repair existing fixed benches and restrain
- Add chain to bollards where missing
- Retain balustrades and decorate
- Decorate bollards
- Repair garage to use as bin store, remove roof and make good



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