



The Old Glen House, Prod Lane, Baildon, BD17 5BN

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Old Glen House Pub Refurbishment Underway!

Discover the untapped potential of our traditional Yorkshire pub nestled in the scenic haven of Baildon, just moments away from the enchanting Shipley Glen. Our strategic location is surrounded by higher-affluence housing, offering a prime opportunity for a unique investment. With no immediate competitors and approximately 1,600 adults within a 10-minute walk, this is an exclusive chance to establish a stronghold in a beautiful destination.

Elevate Your Investment: Witness the Transformation

Our comprehensive refurbishment plan includes a full interior scheme, creating 70 dining covers, a fully developed kitchen, and upgraded facilities. The exterior will boast larger grounds, with a focus on a quality small, decked seating area, perfect for attracting summer visitors. With a target audience of diners, day visitors, affluent older individuals, and families, the pub promises to stand out through its quality environment and exceptional offerings. Join us in crafting a pub experience that goes beyond the ordinary.

About the Opportunity



Target Customers

When refurbished, the Old Glen House will appeal to:

Gastronomic Explorers and Locals:

- Appeal to those seeking a traditional Yorkshire pub experience with a passion for quality food. Position the pub as a destination for culinary exploration, attracting locals and visitors alike.

Scenic Sippers and Day Trippers:

- Target individuals looking for a picturesque setting to enjoy quality drinks. Emphasise the beautiful surroundings close to Shipley Glen, positioning the pub as an ideal spot for day-trippers seeking a relaxing escape.

Affluent Connoisseurs and Families:

- Cater to the higher-affluence housing surrounding the pub, offering a refined environment for affluent patrons. Additionally, highlight family-friendly aspects to attract local families looking for a welcoming atmosphere.

Local Social Hub Seekers:

- Target residents in the immediate vicinity seeking a welcoming social hub. Emphasising the pub's role as a community gathering spot, offering a warm atmosphere for neighbours to connect over quality food and drinks.

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The Offer

When refurbished, the Old Glen House will offer:

Drinks:

- Explore a fantastic range of premium beers, cask ales, and a delightful selection of spirits. There's also got refreshing non-alcoholic options for those seeking something different.

Food:

- Indulge in delightful pub classics and weekly specials that add a delicious twist to traditional favourites.

Coffee:

- Start your day with a cup of warmth from our straightforward and satisfying coffee selection. The specific offerings will be decided by the operator for a personalised touch.

Events:

- The Old Glen House is not just a pub; it's a venue for memorable events. Consider hosting your next celebration or gathering with us. From weekly quizzes and monthly acoustic sessions to the potential for classic car rallies, our space is perfect for creating lasting memories.

Internal Mood Board

MOOD BOARD - BAR

ADD BLINDS TO WINDOWS.



PAINT WINDOWS.



F.S.B
HOPPER HEAD
WINDOWS PAINT
COLOUR



LIGHTING

DECORATIVE FOLIAGE TO ENHANCE BEAMS.



FABRICS



DEEP BUTTON EXISTING FIXED SEATING.



PAINT BAR FRONT



LIGHTING



CLEAN EXISTING STONE



RUG TO FRONT OF FIREPLACE.

NEW SETTLE SEATING TO WINDOW



NEW ELECTRIC FIRE

BRIC'A'BRAC TO SHELVING



SEATING STYLE

MOOD BOARD - DINING/PRE FOOD



BAR LIGHTING
FABRICS



WALLCOVERING

NEW WALLCOVERING, PAINT PANELLING, NEW BRIC'A'BRAC



DINING ROOM GENERAL FEEL

CARPET



PAINT COLOUR

PAINT COLOUR



Internal Mood Board

MOOD BOARD - TOILETS

MIRRORS



CEILING LIGHTS



PAINT COLOUR



PAINT COLOUR



ENHANCE VANITY UNIT



NEW VINYL FLOORING



BRIC'A'BRAC



External Mood Board

MOOD BOARD - EXTERNAL

FRONT PLANTER BOXES



BRIC'A BRAC TO OUTSIDE GARDEN AREA.

BENCHES TO GARDEN AREAS.

FESTOON LIGHTING TO PERGOLA



LIGHT UP / FORM PATHWAY.



Rendered Floor Plan



Floor Plans & Finishes

1 Bar Area

- Form new wash-up area. Allow for new glass wash and metal glass racks.
- New light fittings.
- Enhance back bar.
- Replace coolers.
- Maintain Autovacs.
- Extend back bar to ceiling.
- Strip & repolish bar tops.
- Redecorate bar front

2 Lower Bar

- Strip & repolish timber flooring.
- Recover & refurbish fixed seating.
- Full redecoration & allow for new light fittings.
- New closers to wc doors & outer wc doors. Push/Pull:
- Tape & fill ceiling joists between exposed beams.
- Refurbish loose furniture & allow for new where shown.



Floor Plans & Finishes

3 Dining Area

- Refurbish all furniture.
- New heavy-duty carpet.
- Full redecoration's & new wall covering.
- Remove curtains. Allow for new blinds.
- Redecorate/Enhance existing screen.

4 Toilets

- ### Gents
- Refurbished flooring.
 - Move wash basin.
 - Reposition urinals - in one length.
 - Remove sanitary ware.
 - Added lighting.

Ladies

- Full redecorations.
- New bric'a'brac design elements.
- Overhaul sanitary ware.
- New vanity top, basins and taps.



Floor Plans & Finishes

5 Kitchen

- Full refit of kitchen equipment.
- Retain/overhaul canopy.
- New wall cladding.
- Repaint/skim ceilings.
- Full redecoration.
- New altro flooring.
- Move kitchen door forward & change to IN/OUT.

6 Manager's Accommodation

- Full redecoration
- Repair kitchen.
- New vinyl flooring.
- Overhaul sanitary ware.
- New aqua panels to bath.
- New Vinyl to bathroom.
- Overboard floors to all other rooms for carpets.

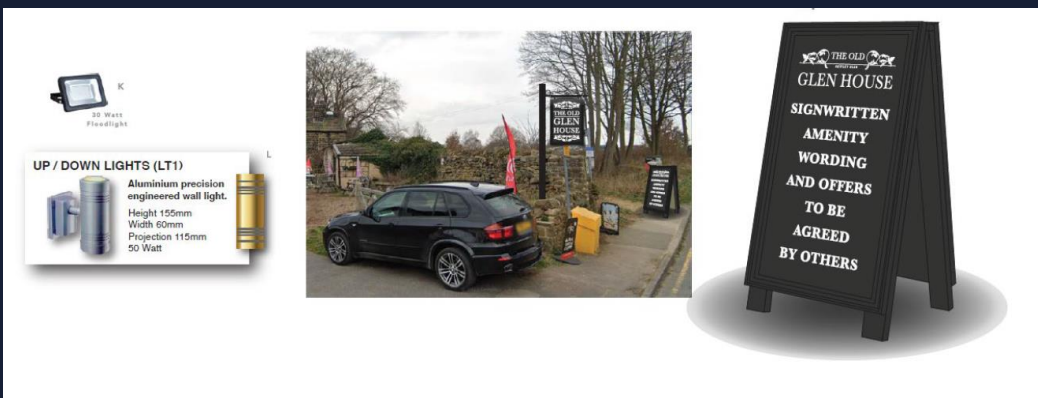


External Refurbishment



Signage and external works

- Refurbish existing pergola, paint to match signage scheme.
- New trellis / fencing to pergola
- New planting and furniture
- New external lighting to building
- New signage and decorations as per signage scheme.
- Repair fencing and repaint where already painted and re-stain to approved sample where already stained.





THE OLD GLEN HOUSE



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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