



● The Greyhound Inn, 1 Lime Street, Bridgwater, TA5 1QR ●

About the Opportunity



Why Invest?

A Winning Refurbishment Planned!

Inside the Greyhound, we are embarking on a refurbishment that will infuse the pub with a newfound vibrancy. We're building an enhanced sports area with pool, darts & Sky TV, which will create an immersive experience for sports enthusiasts. The dining and lounge zone will undergo a complete makeover, featuring a contemporary yet cozy aesthetic, providing a welcoming atmosphere for patrons. Works will also be undertaken in the pub's 4 letting bedrooms and licensee private accommodation.

Externally, we will conduct a fresh repaint, breathing new life into the pub's facade, and introducing eye-catching new signage that not only complements the interior's style but also greatly enhances the kerbside appeal. This refurbishment will turn the pub into a community local with a strong emphasis on quality food, setting the stage for a revitalised gathering place that caters to diverse tastes and interests.

Beautiful Village Location:

This charming pub is in the quaint village of Stogursey, home to 877 residents and just 12 miles from Taunton, a North Devon tourist spot with picturesque villages and beaches. The village offers a closely-knit community, while nearly 22,000 adults live within a 20-minute drive, providing a rich pool of potential patrons. In the village, this pub stands alone without direct competitors, making it a social gathering beacon, offering a unique experience with the warmth of a village local and the appeal of nearby landmarks and Bridgwater.

Great Potential!

The ideal operator would curate a vibrant, community-focused pub, rich in events, leveraging resources like Sky Sports, local charities, and tourists. Efficient management of four letting bedrooms will be vital to maximise occupancy and boost revenue, solidifying this pub's potential as a standout destination.

About the Opportunity



Target Customers

When refurbished, The Greyhound Inn will appeal to:

- Families looking for somewhere local to enjoy a quality, good value meal.
- Couples and groups of friends looking for a venue to watch sports.
- Tourists and contractors looking for comfortable accommodation.

Offer

When refurbished, The Greyhound Inn will offer:

- A full Heineken range drink offering.
- A menu full of great pub classics.
- A simple coffee offer.
- Live sports through Sky Sports.
- Competitive socialising through pool & darts.

About the Opportunity



The Offer

When refurbished, The XXXXXXXXXXXXXXXXXXXXXXXX will offer:

Drinks:

- Picture a wide-ranging selection of beverages, including lager, cider, traditional cask as well as a quality selection of spirits and wines to compliment the offer.

Food:

- Delicious, high-quality dishes crafted from locally sourced ingredients and cooked to perfection.

Coffee:

- Start the day right with a bean-to-cup coffee offering, ensuring a fresh and satisfying brew every time.

Events:

- Imagine a lively weekly schedule featuring live entertainment and engaging activities to draw in patrons.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 Trade Area, Bar Servery & Sports Area

- Redecorate throughout.
- All existing loose furniture and fixed seating to be re-upholstered and re-stained, with some new tops to existing tables.
- New ironmongery & push bar.
- Introduce second darts board & Throw (inc. new spot lighting & chalkboard).

2 Kitchen

- New white rock cladding to external wall.
- Replace existing ceiling in main kitchen area.
- New kitchen services.
- New stainless-steel cladding to cookline wall.
- Replace existing flooring with new and coved skirtings.
- Redecorate throughout.

3 Gents & Ladies Toilets

- Chemically clean existing flooring.
- Refurbish ironmongery in windows.
- Redecorate throughout.



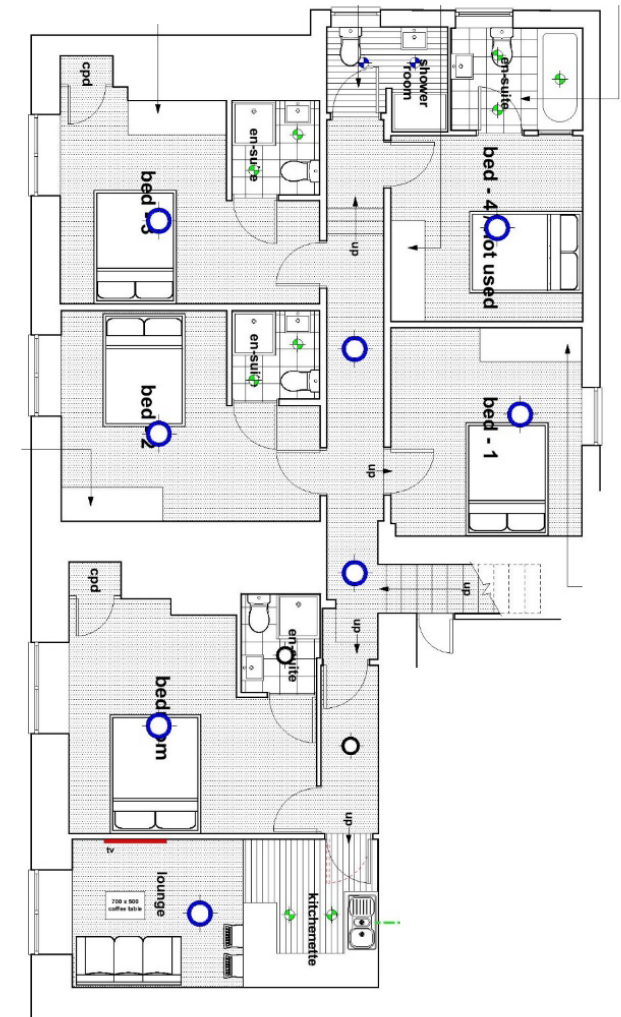
Floor Plans & Finishes

4 Letting Rooms

- New bespoke timber worktop and shelving unit to house small fridge, microwave and TV.
- Additional electrical sockets for new units.
- Redecoration throughout.
- Replace existing pendant lighting.
- New curtains & blackout roller blinds.

5 Shower Room

- Replace existing lighting.
- Redecorate throughout.
- Replacement of existing flooring for new vinyl sheet safety floor.





Signage and external works

- Full external redecoration of the pub & outbuildings / skittle alley exterior.
- New signage & lighting scheme.



STAR
PUBS

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

The Greyhound Inn, 1 Lime Street, Bridgwater, TA5 1QR