



● **QUEENS HEAD, 100 BRUNSWICK PARK ROAD, WEDNESBURY, WS10 9QR** ●



# ABOUT THE OPPORTUNITY

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## WHY INVEST?

### Amazing external refurbishment planned

A major refurbishment to its exterior will transform the Queens Head into a premium local pub with fantastic outdoor trading space. The interior of the pub is in excellent condition.

The beer garden will be rejuvenated, providing a lot of additional covers. We plan to create a 'garden link' from the pub to the enclosed garden space. We will upgrade the existing tarmac, and will also add festoon lighting, a gated fence, planters, and new furniture. We will resin bond the path to the existing outdoor pods, remove slabs and re-turf. We will also open the entrance to the enclosed garden for increased visibility. The pub's frontage will receive a major overhaul, with new signage and lighting. This will amplify the pub's kerb appeal and make it stand out to passing trade.

### Community focused

The Queens Head is in Wednesbury, a market town in Sandwell in the county of West Midlands. The pub itself is situated in a busy residential area. In the town, there are no other pubs with a strong food offering, meaning there is a gap in the market for the Queens Head status as a premium local pub with great food.

### A pub business with bags of potential

The planned refurbishment will create an all-new reason to visit the pub with its brilliant outdoor space. These changes will give the pub the ability to appeal to a broad spectrum of consumers, throughout the year, who want to meet friends for a drink or to dine. This pub has bags of potential. All we are looking for is the right operator...

**SO, COULD THAT BE YOU?**

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

When refurbished, the Queens Head will appeal to a very broad spectrum of customers, including:

- Locals, including couples and friends wanting to enjoy a casual drink or premium pub food.
- Older couples and friends looking for a lunchtime treat and a venue for special occasions.
- Families with children looking to eat in the cosy dining area or in the beer garden in warmer months.

## OFFER

When refurbished, the Queens Head will offer:

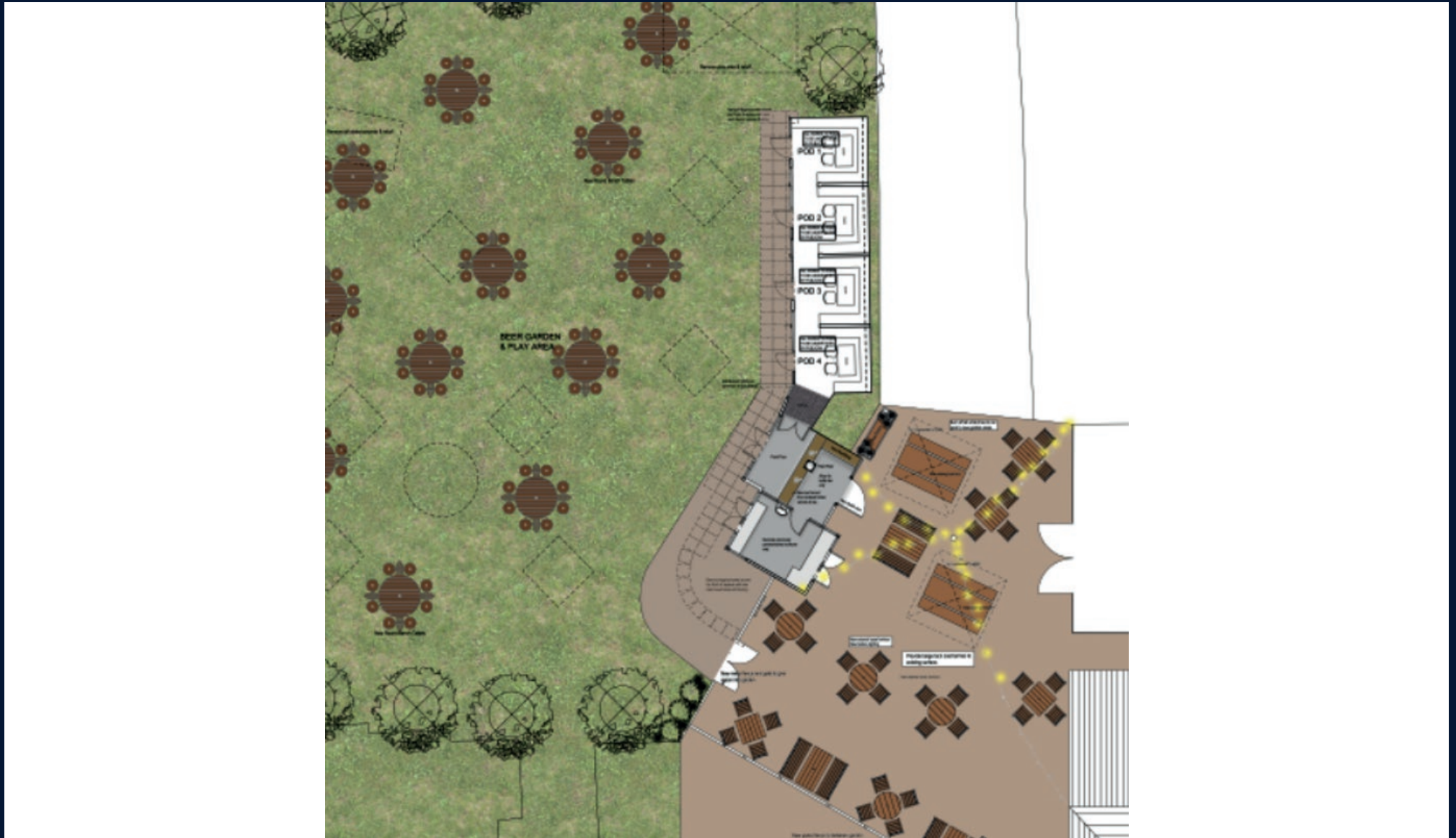
- A great premium drinks selection including beers, ciders, wines and spirits.
- A destination food-offer sourced locally.
- Great coffee to entice customers throughout the day.
- Entertainment such as weekly music combined with a good and varied rhythm of the week

# EXTERNAL MOODBOARD





# RENDERED FLOOR PLAN



# EXTERNAL REFURBISHMENT

## SIGNAGE AND EXTERNAL AREA

**ITEM 1. (1 off)**  
Signwritten house name illuminated by an LED trough light above. **Size: TBC**

**Colourway Option 1.** Letters in F&B Hague Blue

**Colourway Option 2.** Letters in DH Chiltern White

**ITEM 2. (1 off)**  
New hanging sign powdercoated to match PMS 5463. Logo in brushed gold and Pantone Cool Grey 1U. Illumination to be provided by a pair of LED trough lights. \*FITTED TO THE EXISTING GIBBET. **Size: 900mm diam**

**ITEM 3. (1 off)**  
Large wooden 'A' Board sign painted to match PMS 5463, complete with header panel and chalk area.

**ITEM 4. (2 off)**  
Black poster frames. **Size: TBC**

**ITEM 5. (1 off)**  
Disclaimer sign coated to match PMS 5463 with applied vinyls in brushed gold and Pantone Cool Grey 1U. **Size: 300mm x 200mm**

**MORGAN** EXTERNAL SIGNAGE

SHEET 7 | REV 1

### Garden link:

- Tack coat existing tarmac surface
- Festoon Lights
- New F&F
- Planters
- Gated Fence

### General:

- Resin bond path
- Remove existing slabs in grass and re-turf
- Open up visibility
- New F&F
- Re-furb outside bar





## 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)