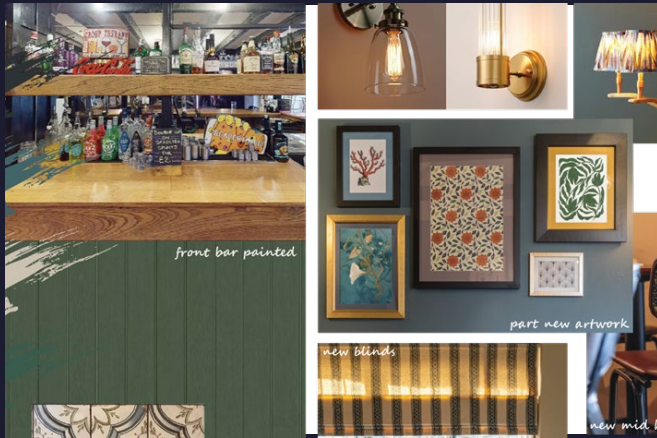




About the Opportunity



Why Invest?

Exciting Opportunity: The Vine, Hannington Pub Refurbishment!

We're making a substantial investment into The Vine in Hannington, transforming it into a standout Great Pub Great Food venue. Internally, the pub will benefit from a full redecoration, including new flooring, upgraded toilets, refurbished bar fittings, and refreshed bric-a-brac. Key spaces like the conservatory and dining areas will be adapted for year-round use, creating a premium yet relaxed environment for drinking and dining.

Elevate Your Investment: Witness the Transformation

Set in the picturesque countryside near Basingstoke, The Vine is well-positioned to become a top destination for locals and visitors alike. With a large beer garden offering countryside views, a function room, and 70 internal covers, the pub is designed to cater for all occasions - from relaxed weekday lunches to family gatherings and weekend entertainment.

About the Opportunity



Target Customers

Rural Locals & Village Regulars:

- With no nearby competitors and a high-affluence local population, The Vine will be a go-to for nearby residents looking for consistently high-quality food, drinks and atmosphere.

Destination Diners:

- The countryside setting and quality food offer make The Vine ideal for guests willing to travel for a special occasion, Sunday roast, or seasonal meal.

Social Groups & Families:

- With 52 external covers, a spacious garden and flexible indoor layout, the pub is perfect for group gatherings, casual lunches and evenings out with friends or family.

Sports Enthusiasts:

- The on-site function room and planned rhythm-of-the-week events, such as live music and quizzes - will make The Vine a lively hub for local entertainment and private hire.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A home-style food menu with a focus on well-cooked classics and quality specials, balanced with a lighter lunchtime offering. The kitchen is designed to support consistency and flexibility, making the most of seasonal and local ingredients.

Coffee:

- A proper coffee offer helps support daytime trade and meet the expectations of a more food-focused customer base.

Events:

- The pub will offer a strong rhythm of the week, with quizzes, live music and weekend events that bring in the community and create a reason to return throughout the week.

Internal Mood Board



Rendered Floor Plan

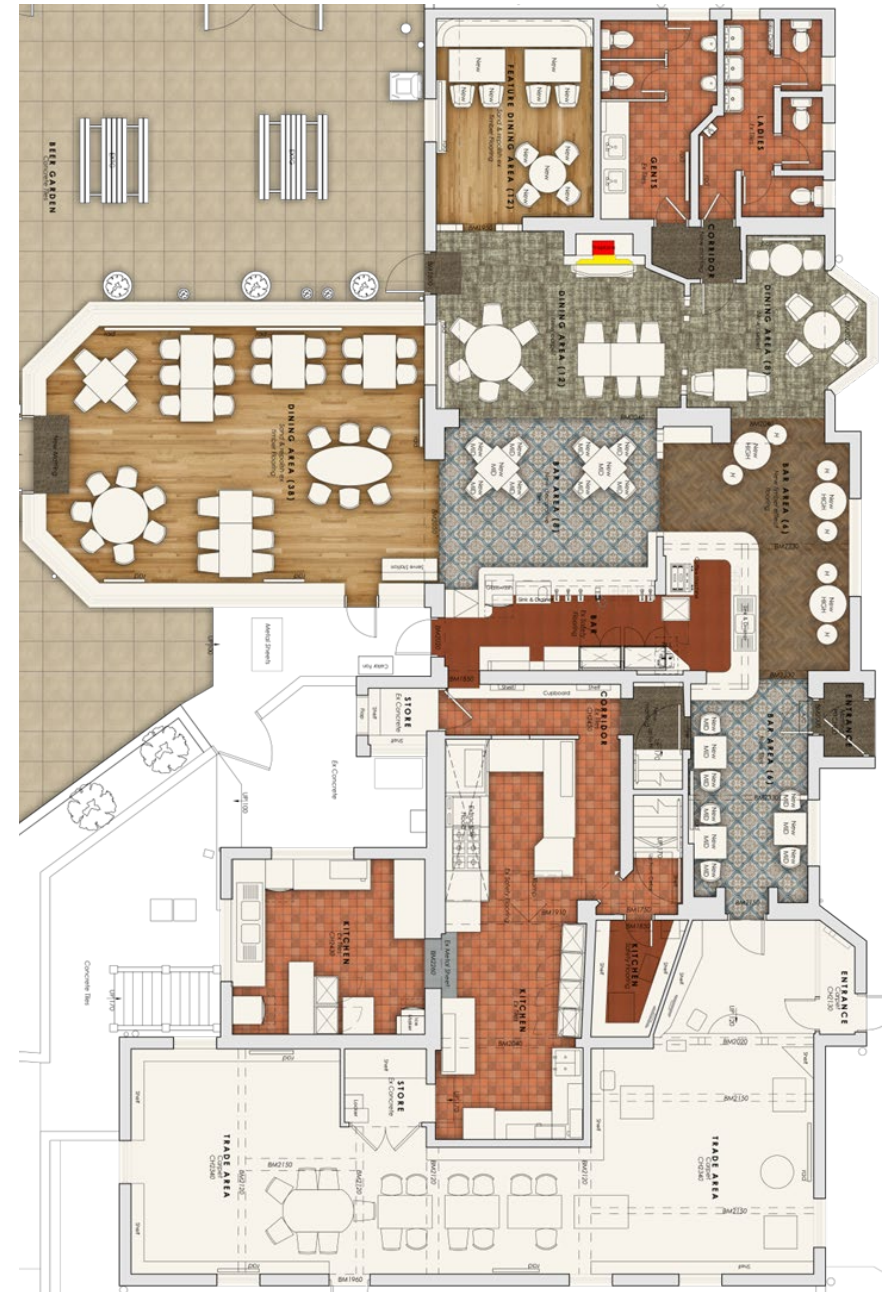


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- Full re-decoration.
- New tiles to entrance & in front of bar.
- New timber effect flooring.
- New F&F and Bric-a-Brac.

- Strip/stain/repolish existing counter-top.
- Front bar cladding.
- Adapt existing back bar.
- New decorative floor tiles.

- New carpeting.
- Fireplace/flue works as required and new log burner.
- Complete re-decoration.
- New F&F and Bric-a-Brac.



Floor Plans & Finishes

1

Customer Toilets:

- Complete re-decoration for both Male & Female toilets.

Feature Dining Space:

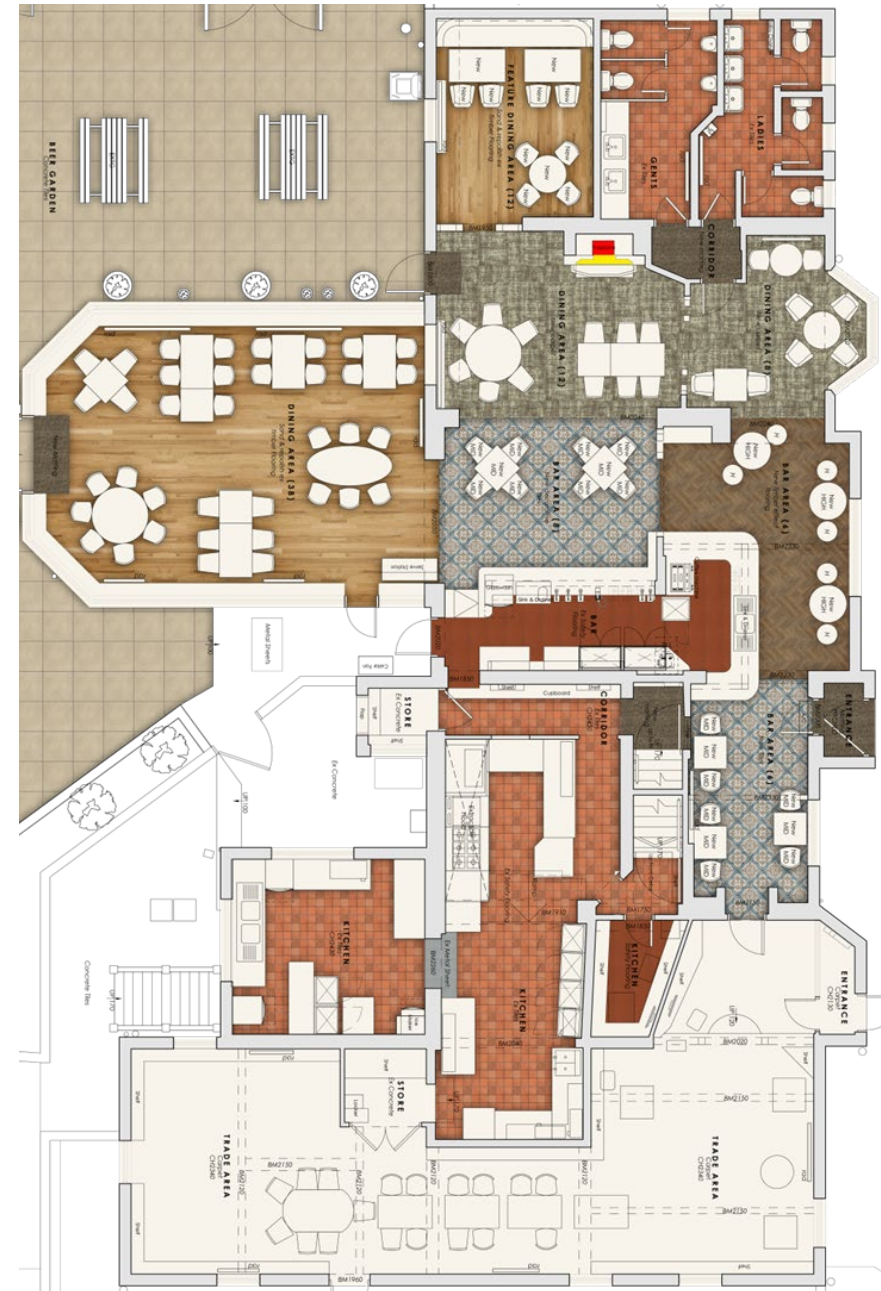
- New timber wall panelling.
- Strip/stain/repolish existing timber floor.
- Re-decorations.
- New F&F & Bric a Brac.

Conservatory Dining

- Under-draw existing structure with timber joists/post alongside existing steel frame and plasterboard/skin & decorate.
- New Curtains, blinds and bric-a-brac.

Kitchen

- Some new kitchen equipment plus associated M&E works.



External Refurbishment



Signage and external works:

- General maintenance.
- External redecorations.
- New signage and lighting scheme.



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— 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? Get in touch.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

● The Vine, Hannington, Tadley, RG26 5TX ●