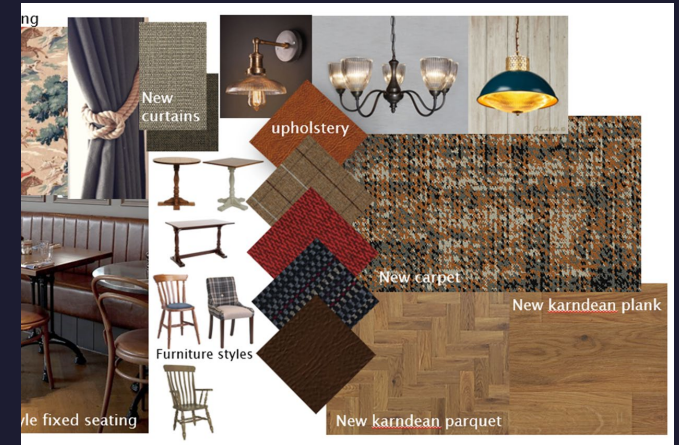




About the Opportunity



Why Invest?

Exciting Opportunity: Fox & Hounds, Coxbench Pub Refurbishment!

With a full internal refurbishment and external redecoration, this pub will be transformed into a standout destination for both locals and visitors. Situated at the start of a scenic walking trail and with 781 adults living within walking distance, it is well-placed to benefit from local footfall and occasional dining. The area is characterised by medium to high affluence, offering an ideal customer base for a food-led pub that delivers quality and comfort.

Elevate Your Investment: Witness the Transformation

Internally, the pub will retain its warm and welcoming character while elevating the dining experience with refreshed décor, premium fixtures and fittings, and a strong focus on home-cooked food. With 75 internal covers and 48 outside, the layout supports a relaxed dining environment, appealing to the community and those passing through. The drinks range will deliver premium options at competitive prices to encourage repeat mid-week trade, complemented by themed event nights to drive key occasions.

About the Opportunity



Target Customers

Occasional Diners:

- Local residents looking for a premium food pub for relaxed, celebratory or weekend meals.

Ramblers & Walkers:

- Visitors drawn to the nearby trail starting from the car park, seeking good food and drink post-walk.

Upscale Midweek Locals:

- Medium to high affluence locals after quality drinks and casual dining during the week.

Destination Foodies:

- Customers willing to travel for a great pub menu built around home-cooked, locally sourced produce.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of premium drinks, including lagers, ciders, spirits, wines, 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:

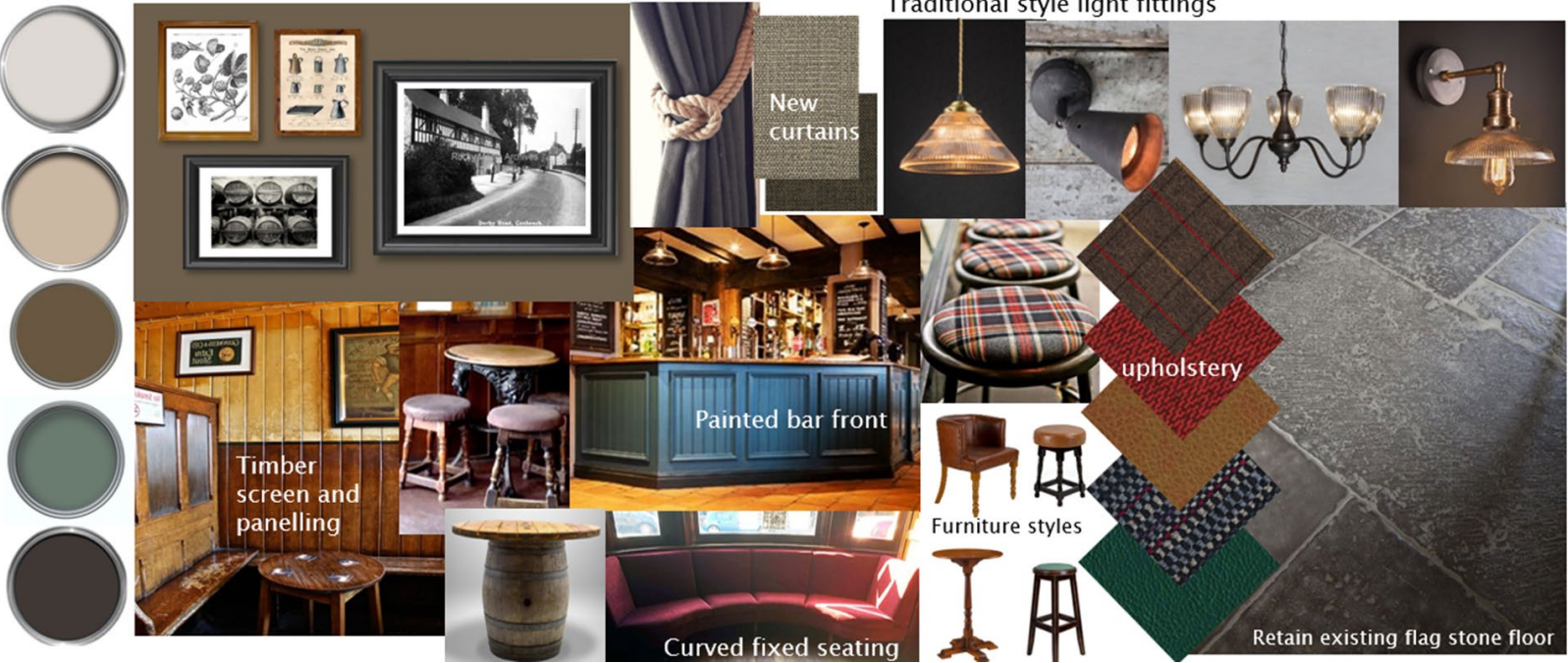
- A straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will offer themed nights catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

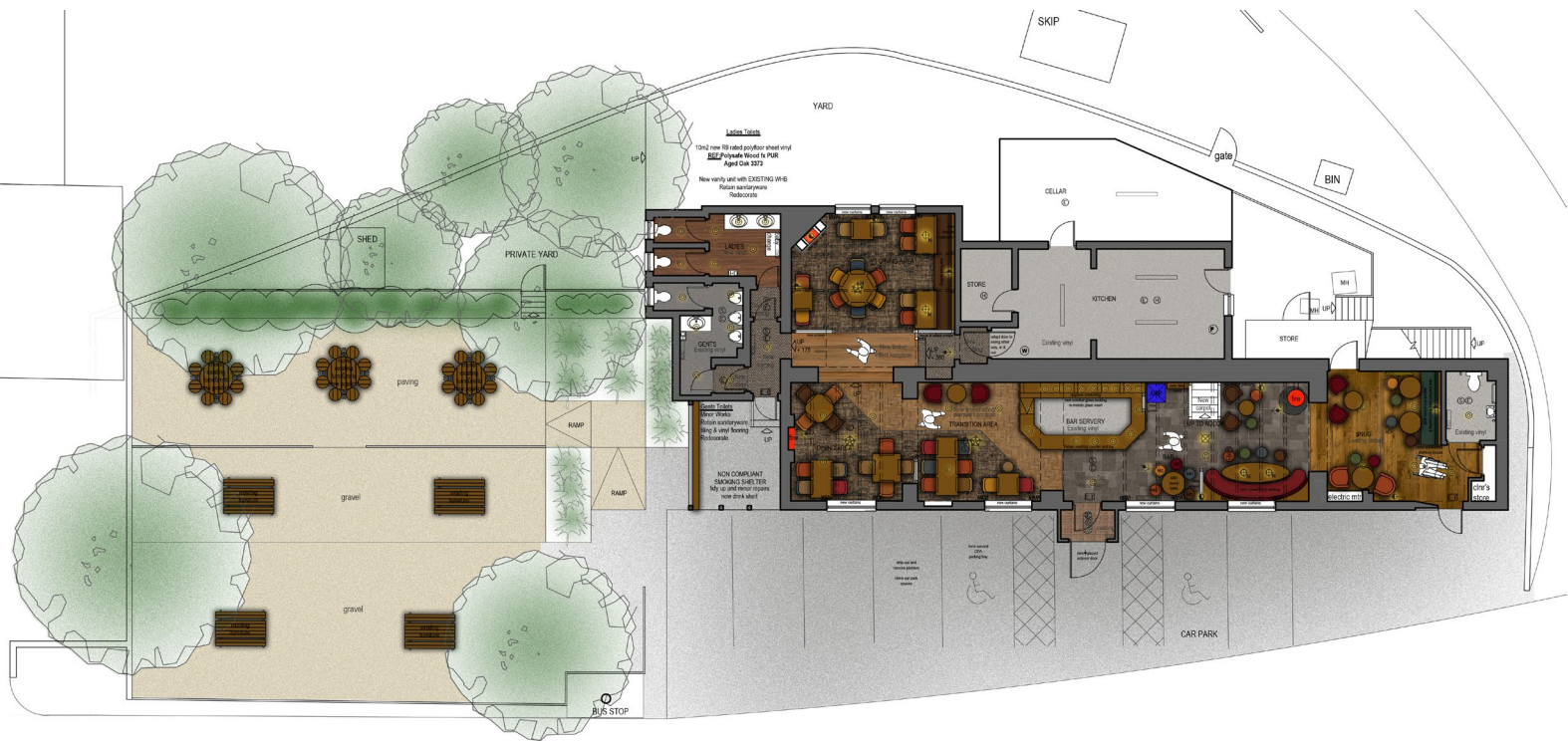


Internal Mood Board



Internal Mood Board





Floor Plans & Finishes

3 Customer Toilets:

Gents:

- New matting to lobby.
- PIR sensor lighting.
- General repairs and redecoration.

Ladies:

- New vanity unit.
- PIR sensor lighting.
- New lobby matting.
- Redecoration and general repairs.

4 Private Accommodation:

- Redecoration of lounge, kitchen, bathroom, bedrooms and corridors.
- Upgrades to kitchen and bathroom, including new flooring.



External Refurbishment



Signage and external works:

- New signage and lighting scheme.
- Full external redecoration.
- Removal of existing planters at the front.
- Relining of car park spaces and addition of a second DDA parking space.
- Minor repairs to smoking shelter and installation of new drinks shelf.



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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

● Fox & Hounds, Alfreton Road, Derby, DE21 5BA ●