



Woodland Tavern, 3 Regent Street Leamington Spa CV32 5HW

About the Opportunity



Why Invest?

Internal Refurbishment Planned!

Inside the Woodland Tavern, we are embarking on an extensive refurbishment project. This includes a full redecoration throughout the pub, introducing a fresh and inviting ambiance. New carpets will grace the floors and the existing bar counter and fronts will be stripped, stained, and polished to a pristine finish. We're also adding new back bars and upgrading the fixtures & fittings. The male and female toilets will receive a decorative makeover, ensuring a pleasant experience for all patrons. This overhaul will breathe new life into the pub, exuding a timeless and inviting Premium Wet style, perfect for those seeking a top-notch drinking establishment.

Externally, a recent full external redecoration has already been completed, giving a rejuvenated look to the pub. Additionally, we have transformed an external space into a covered drinking area and will soon install heating for added comfort. This external revamp significantly elevates the pub's kerb appeal and dwell time, making it an even more enticing destination.

Fantastic Demographics!

The pub is situated in the picturesque town of Leamington Spa, known for its rich history and stunning regency architecture. This high-affluence area boasts a demographic that appreciates quality establishments, and approximately 7,000 residents live within a 10-minute walk, with many more visitors frequenting the town. While facing stiff competition with over 30 pubs in the same vicinity, our pub stands out with its Premium Wet style, offering an upscale and inviting atmosphere, making it the preferred choice for discerning patrons seeking a top-tier drinking experience in this charming and historic spa town.

We'll bring the refurbishment; you bring the talent!

The Woodland Tavern presents a compelling investment opportunity due to its position as a newly refurbished Just Add Talent pub. Just Add Talent offers comprehensive support combined with a tried & tested offer. The potential here lies in leveraging this support to create a thriving establishment in Leamington Spa, making it an attractive prospect for an entrepreneurial operator who can infuse their spirit and capitalize on the backing of our centrally operated JAT offer to elevate the pub to new heights.

About the Opportunity



Target Customers

When refurbished, the Woodland Tavern will appeal to:

- Couples enjoying a premium drinks experience
- Groups of friends looking for a quality venue to catch up over quality drinks.
- All ages & demographics

Offer

When refurbished, the Woodland Tavern will offer:

- A premium drinks range across beers, ciders, wines & spirits.
- A simple coffee offer
- Regular entertainment & events.

Internal Mood Board



Internal Mood Board



Pub Floor Plan



Floor Plans & Finishes

1 Bar

- Strip and re-stain/polish existing bar counter/front
- New Back Bar
- Retain existing Karndean flooring
- Re-upholster existing fixed seating
- Redecoration
- New F&F & bric a brac

2 Lounge

- Strip and re-stain/polish existing bar counter/front
- New back bar
- New Carpet
- Re-upholster existing fixed seating
- Re-decoration throughout to include feature wallpaper
- New F&F & bric a brac

3 Toilets

- Decorate throughout and further works



External Refurbishment



External Drinking Areas

- Retain & stain existing furniture
- Install new heating
- General tidy



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**