



● THE HOLLY BUSH, DRAETHEN, NEWPORT NP10 8GD ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned

A fabulous refurbishment will transform the Hollybush into a great destination food pub. Inside, the trading area will be split over two floors and will be totally transformed into a relaxing welcoming venue with its new layout and contemporary finishes. This will include a new kitchen area, bar servery, new lighting and upgrading the customer toilets.

Outside, we will be upgrading the pub with new external decorations and a new signage scheme. The trading area to the rear will be split into a three-level terrace with rope and post fencing and timber steps. To the front of the building, we are looking to create a lovely courtyard that will also have new furniture, new signage and lighting.

Picturesque location

The Hollybush is located in the small hamlet of Lower Machen on the western edge of the city of Newport within the historical boundaries of Monmouthshire. Surrounded by beautiful countryside the Hollybush sits in an acre of land. It has its own stream running through and lots of garden area for the customers to enjoy. This great location benefits from ample tourist trade, due to its prominence to Cardiff and the many attractions you will find in Monmouthshire.

Untapped potential

The location and being the only pub in the village, the amazing outside trading space, fantastic tourist trade and the great food and drinks offer that will be available mean the Hollybush has massive potential. The pub has capacity for 180 covers, 57 of those are outdoors in the tranquil surroundings. All we're looking for is the right operator who has great knowledge of food and providing great customer service. The ability to drive trade using all aspects of social media and web platform. Maximising the pub space by introducing a train of events including themed evenings.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Hollybush will appeal to:

- Locals that want a premium local to visit
- Families looking for a day out with great food & great drinks in beautiful, relaxed surroundings
- Tourists looking for great food & great drinks
- Walkers or rambles in the area

OFFER

When refurbished, the Hollybush will offer:

- A mix of premium drinks across all categories as well as a quality wine list,
- A broad range of high end pub food with lots of 'specials' keeping up with the changing consumer demands such as vegan.
- Coffee offer for customers anytime of the day to early evening
- Entertainment, including theme nights
- Special offers for children
- Deals to appeal to the older customer base.

INTERNAL MOODBOARD



EXTERNAL MOODBOARD



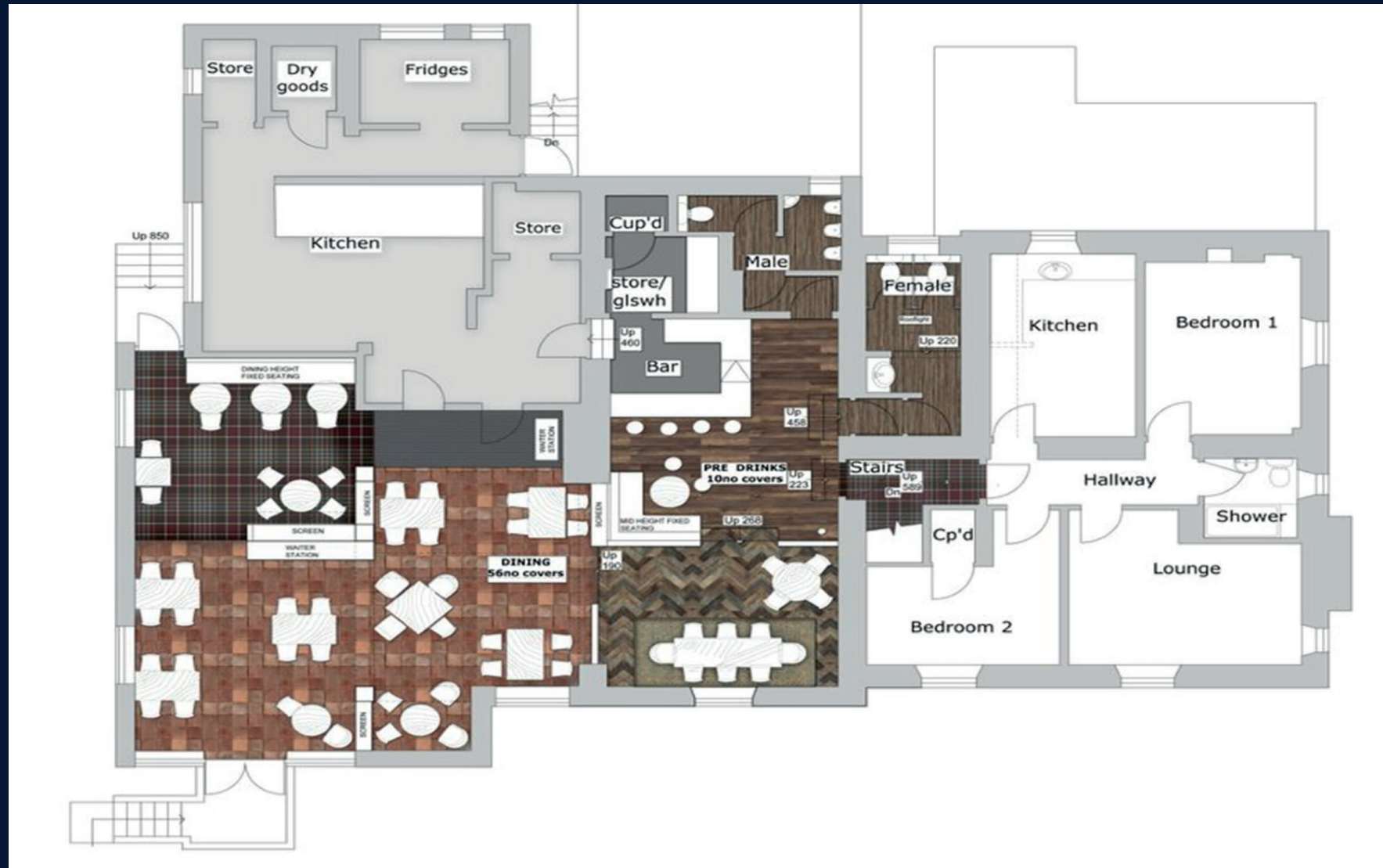
EXTERNAL MOODBOARD



RENDERED FLOOR PLAN 1



RENDERED FLOOR PLAN 2



1

TRADING AREAS

The trading areas will be fully refurbished and redecorated. Works will include:

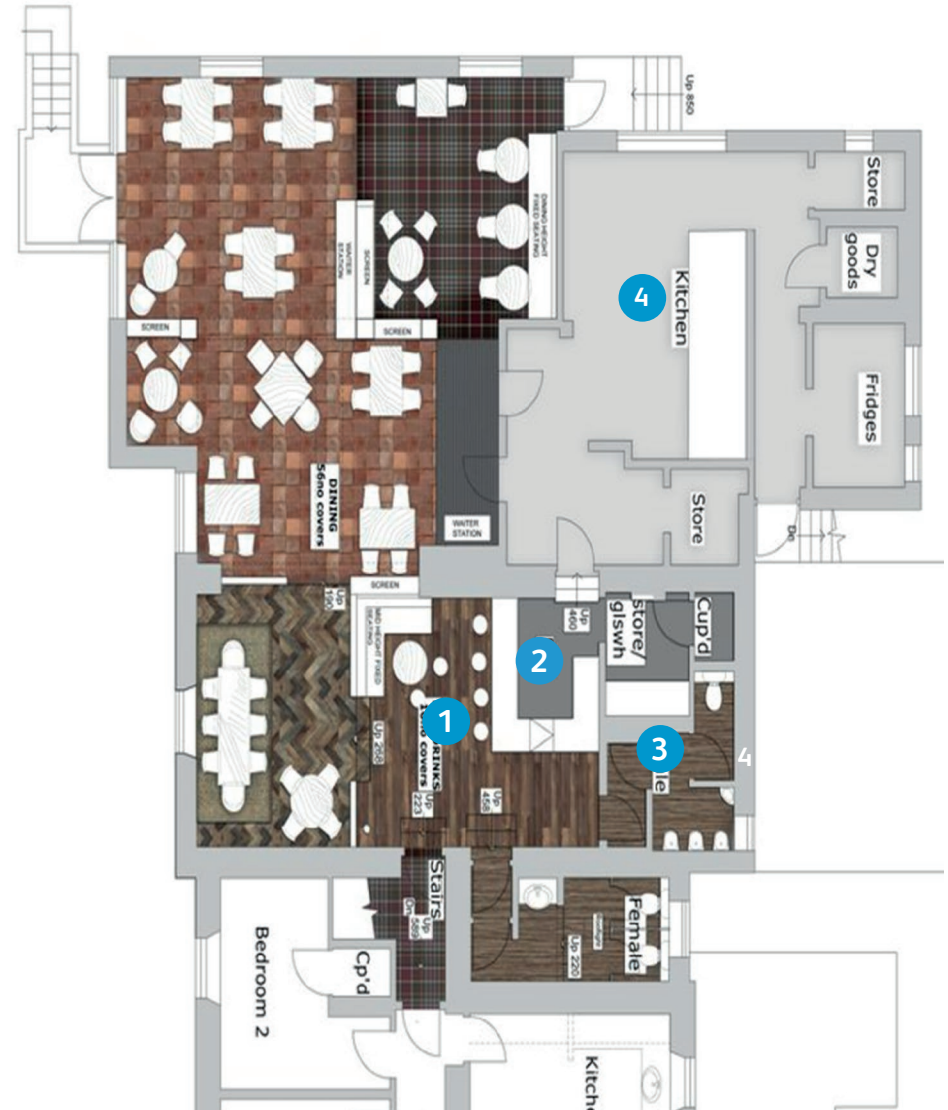
- Infill wall to form new glass wash area on ground floor
- Strip back existing redundant internal finishes, fixtures, and fittings
- Form new raised floor to lower bar to from level access to accessible wc
- Make good existing ceilings.
- New drink shelves and feature shelving to ground floor
- New waiters station on first floor
- Construct new feature display units to zone areas on first floor
- New feature reclaimed wall panelling and dado panelling to selected walls on ground and first floor
- New bar servery and backfitting to ground floor
- Retain existing bar to first floor and overhaul
- Install new carpet and supply & install timber vinyl flooring on ground and first floor
- Overhaul and repair existing quarry tiles on first floor
- New nonslip floor to the bar area

2

CELLAR

Works will include:

- Decorations to part cellar only.
- Allow to clean floor to part cellar only
- Allowance for new smart dispense and python route



FLOOR PLANS & FINISHES

3

TOILETS

The toilets will be fully refurbished and redecorated. Works will include:

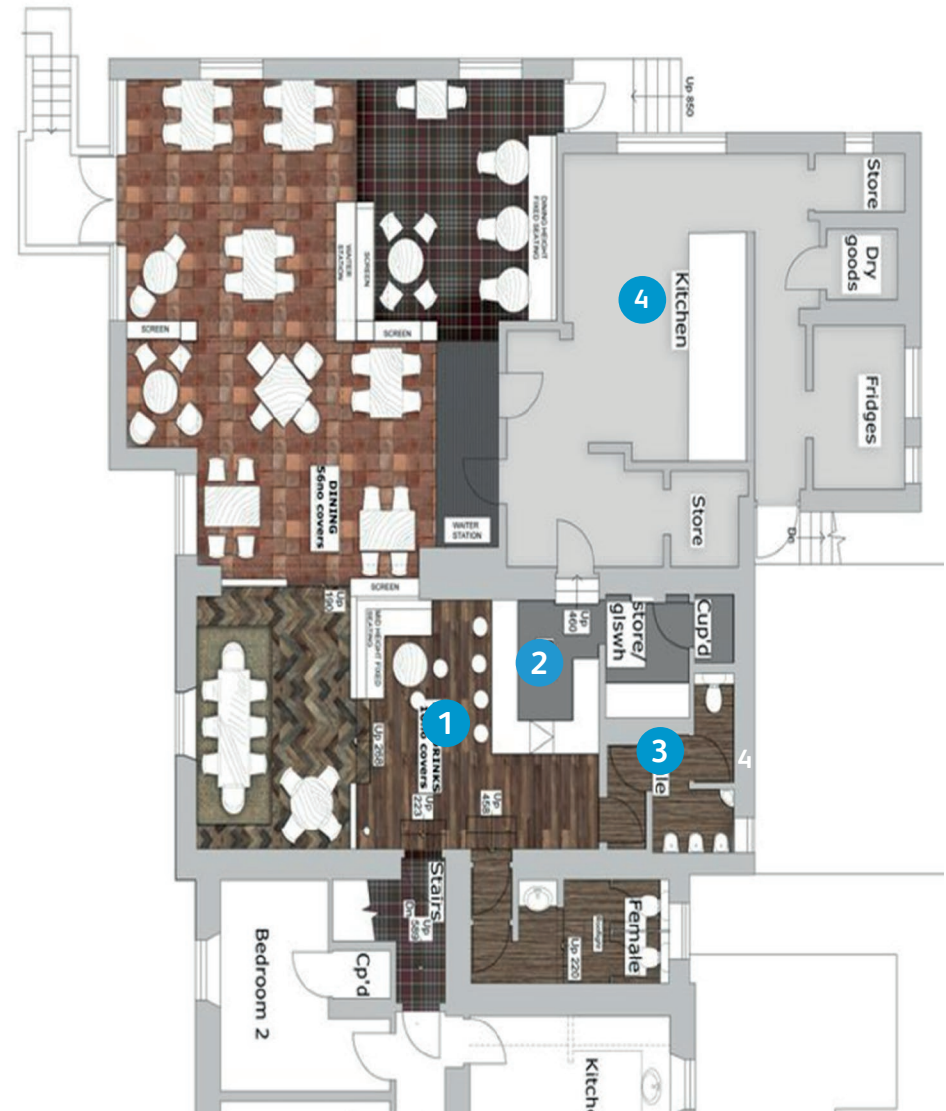
- Refurbish existing toilets with new wall finishes, tiling and dado panelling
- Overhaul existing ceilings and re decorate
- Existing toilets to be decorated throughout.
- New vinyl floor finishes
- New extraction
- New vanity units to ladies wc
- New sanitaryware
- New cubicle doors
- Form new accessible wc with new doc M pack, new partition wall and floor finishes.

4

KITCHEN

Works will include:

- Construct partition to form new cook line
- Lay new nonslip floor
- White rock cladding to selected walls
- New stainless-steel cladding to cookline
- New extraction by specialist
- Allow for drainage works in association with new kitchen layout
- Existing walk in fridges to be retained and used as dry good stores
- Decorate throughout incl making good where layout altered



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- External decorations to existing painted render, windows, doors, fascia and soffits, metalwork
- Clear vegetation and cut back border on mid patio
- Form new paved area to form new lower patio with rope and post fence.
- Form new timber steps to mid terrace area
- Lay new paving slabs to mid terrace
- Install new fence to perimeter of mid terrace to screen off upper terrace
- General repairs to part of carpark
- New timber planters
- New lighting to mid and new lower patio area





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**