

THE HEDGEHOG, SHOPLANDS, WELWYN GARDEN CITY, AL8 7RH



ABOUT THE OPPORTUNITY







WHY INVEST?

Exciting external refurbishment planned

A refurbishment of the exterior will significantly improve the Hedgehog. Redecorations of the outside trading areas will breathe a new lease of life into this pub.

Star Pubs & Bars investment will also allow for all new signage and lighting to be installed at the pub. Making the pub much more attractive to passing trade.

Great pub in a great location

The Hedgehog is located near town centre of the picturesque Welwyn Garden City. It's close to all local amnesties and there is a high footfall due to its close proximity to the busy commuter train station. In the area, there is only one pub within a 20-minute walk. And within a ten-minute walk there are 2,300 adults, meaning this is a fantastic location.

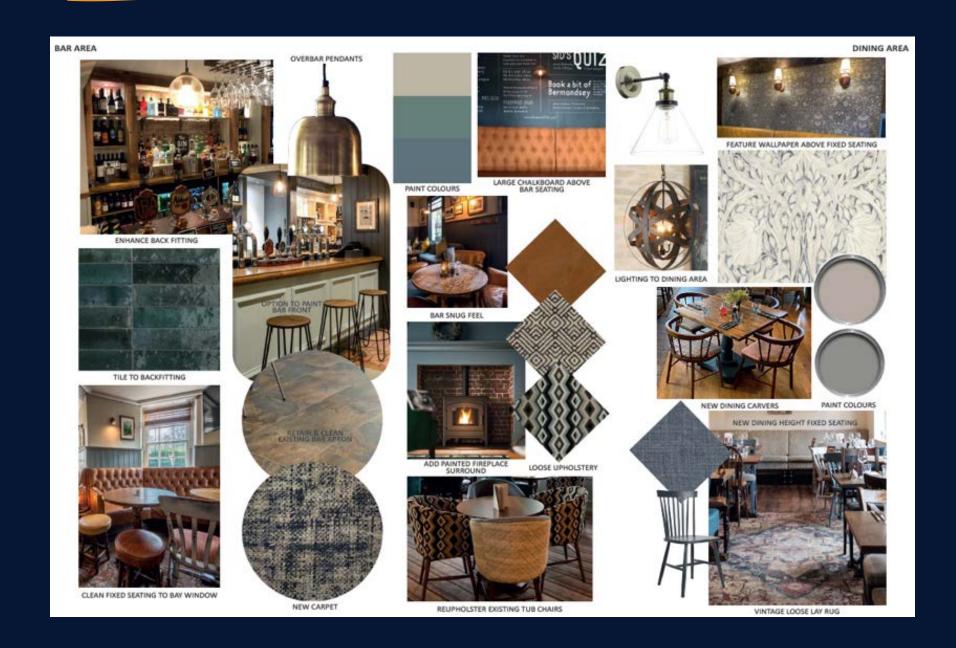
Unmatched potential

The Hedgehog is a well-known site in the local area. The planned redecoration and it's local affiliation give the pub bags of potential. There are 70 internal covers, and the pub already provides a great food offer. The new external décor and 85 covers will make it a brilliant venue for locals to visit. All we're missing is the right person to drive it forward.

SO, COULD THAT BE YOU?



















SIGNAGE AND EXTERNAL AREA

The pub exterior, lighting and signage will be refreshed to position it as an attractive modern pub. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- External repairs inc. render prior to redecoration including minor roof repairs.
- External redecoration of main pub building plus garden.
- New signs and lights to current design and subject to planning approval. This is not a rewire
 and renewal of all existing elements.
- New cellar flap doors.
- Patch repairs to car park & new white lining.
- Replace 3x double glazed window units.
- Jet wash and de-weed all patio and allow for festoon lighting over.

