



● 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 amenities 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 its 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?

INTERNAL MOODBOARD

BAR AREA



ENHANCE BACK FITTING



TILE TO BACKFITTING



CLEAN FIXED SEATING TO BAY WINDOW

OVERBAR PENDANTS



OPTION TO PAINT BAR FRONT



RETAIN & CLEAN EXISTING BAR APRON



NEW CARPET



PAINT COLOURS



BAR SNUG FEEL



ADD PAINTED FIREPLACE SURROUND



REUPHOLSTER EXISTING TUB CHAIRS



LARGE CHALKBOARD ABOVE BAR SEATING



LOOSE UPHOLSTERY



LIGHTING TO DINING AREA



NEW DINING CARVERS



FEATURE WALLPAPER ABOVE FIXED SEATING



PAINT COLOURS



VINTAGE LOOSE LAY RUG

DINING AREA

NEW DINING HEIGHT FIXED SEATING

EXTERNAL MOODBOARD 1

A LIVE SPORTS BAR GAMES **THE HEDGEHOG** LIVE SPORTS BAR GAMES

B GOOD BAR FOOD SERVED ALL DAY

C ALTERNATIVE PICTORIAL

D ALTERNATIVE ARTWORK

E THE HEDGEHOG WELWYN GARDEN CITY

F THE HEDGEHOG WELWYN GARDEN CITY

G 30 Watt Floodlight

H 30 Watt Floodlight

I WELCOME

THE HEDGEHOG WELWYN GARDEN CITY

CAR PARK

SIGNAGE:

- ITEM A: ONE X FASCIA PANEL WITH APPLIED HOUSENAME LETTERS, SIGNWRITTEN SECONDARY TEXT, ILLUMINATED BY TROUGH LIGHT.
- ITEM B: ONE X FASCIA PANEL WITH SIGNWRITTEN DISPLAY, ILLUMINATED BY TROUGH LIGHT.
- ITEM C: ONE X NEW DOUBLE SIDED PANEL TO EXISTING POST SIGN.
- ITEM D: ONE X BOARD WITH REFURBISHED PICTORIAL IMAGE.
- ITEM E: ONE X DOUBLE SIDED POST SIGN WITH DIRECTIONAL ARROW.
- ITEM F: FROSTED WINDOW VINYL.
- ITEM G: TWO X LANTERNS TO FRONT ENTRANCE, THREE X HALF LANTERNS.
- ITEM H: SIX X FLOODLIGHTS.
- ITEM I: ONE X SMALL WELCOME SIGN.

LETTERSTYLES: MONTSERRAT
ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED

SIGN COLOURS:

- GOLD FINISH
- KAL 1011
- 03C40

PLEASE REFER TO PAINT MANUFACTURER SWATCHES PRIOR TO APPROVAL

afsigns

EXTERNAL REFURBISHMENT

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.





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**