



ABOUT THE OPPORTUNITY



WHY INVEST?

Major refurbishment planned

A significant refurbishment will transform The Six Bells into a food-led, premium, country pub. There will be new lighting with dimmer switches to create ambiance. We will also redecorate the existing bar, overhaul under counters, strip and restain the existing bar top. The existing flooring will be upgraded with new vinyl flooring and carpet. The toilets will be refurbished and there will be minor works to kitchen & cellar. This will feel like a completely new pub.

There will also be works completed in the garden & courtyard space, with new F&F to be supplied by the new licensee. The pub frontage will benefit from a redecoration. We will be maintaining the flint stone finish but adding new signage and lighting to make the site more visible and highlight the pubs offering.

Tourism hot-spot

The Six Bells is in the seaside town of Littlehampton in West Sussex. Littlehampton is a town, seaside resort, pleasure harbour, and the most populous civil parish in the Arun District of West Sussex, England. It is an affluent area with 57% medium affluence and 18% high affluence. Within a 10-minute walk time, there is one other pub. This pub acts as a wet-only pub, so the Six Bells has the opportunity to drive food trade for the local customer base.

Major potential

The Six Bells has the potential to be the best pub in the town. An all-new look and feel, as well as quality food and drinks offer, will stand this pub above the limited competition in the nearby area. The Six Bells is primed to be a 'great pub with great food', which is made possible by its 40 internal covers, function room and kitchen facilities. All we're looking for is the right person to take on the pub...

SO, COULD THAT BE YOU?

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TARGET CUSTOMERS

The newly refurbished The Six Bells will appeal to:

- Bungalow Haven – peace-seeking seniors appreciating the calm of bungalow estates
- Back with the folks – families with older children with
- Contemporary starts – young families and singles setting up home in modern developments

OFFER

When refurbished, The Six Bells will offer:

- Premium drinks range, from Amstel to craft beer brands such as Beavertown
- Wines, premium spirits, and soft drinks
- A high-quality, traditional pub food offer to attract locals and those further afield
- Premium, barista style coffee
- Summer events as well as events in the function room

INTERNAL MOODBOARD





FLOOR PLANS & FINISHES

1

GAMES ROOM

Works will include:

- Full internal redecoration to trade public areas.
- New lighting, positions including dimmer sliding/er system based upon designer's layout to energy efficient lamps.
- Redecorate retained bar; overhaul retained under counters to existing bar servery
- Strip and restain existing bar tops
- Strip and stain existing timber flooring into main bar area.
- New section of sheet vinyl flooring
- New carpet to existing carpeted section
- General repairs in line with Spend 2 Let

2

TOILETS

Works will include:

- New vinyl flooring
- Refurbish sanitaryware
- Decorations throughout including ceilings

3

KITCHEN & CELLAR

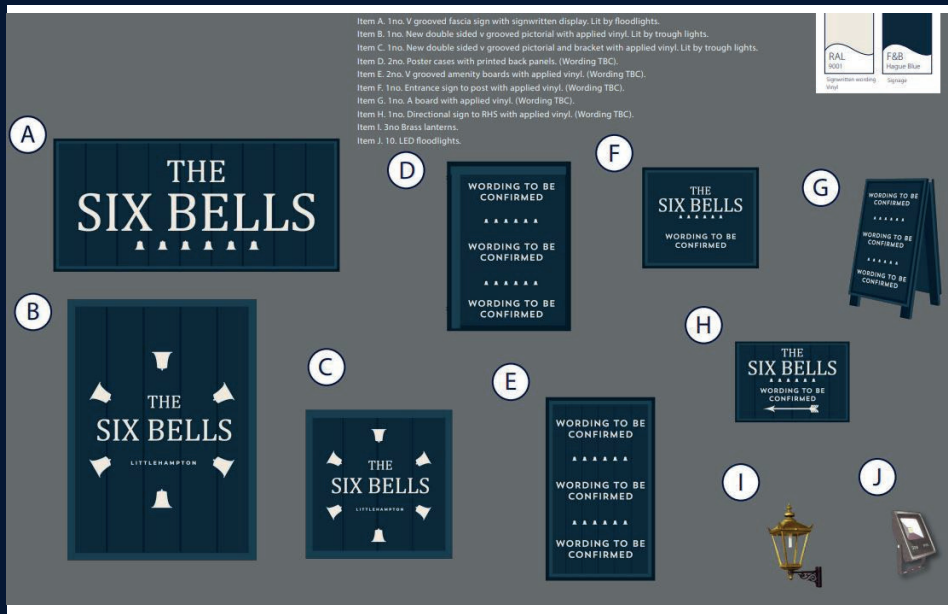
Works will include:

- Minor works to kitchen including some new pieces of kit.



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA



Works will include:

- General tidying up and gardening of existing external area
- External redecoration of main pub building to include previously painted surfaces only.
- New signs and lights to current design and subject to planning approval.



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

