



● THE GRAPES, GREEN END ROAD, HEMEL HEMPSTEAD, HP1 1QR ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment planned

We are planning a full refurbishment at the Grapes, that touches every part of the pub. This will develop an all singing and dancing, community pub with great appeal to the key demographics of the area. This pub will offer a true community experience with a great selection of drinks, a very relaxed environment with a new and fresh internal sparkle and an external scheme to reflect the changes with great kerb appeal.

The pub will benefit from new signage and new paint to reflect the internal changes with great kerb appeal.

Excellent location

The Grapes is located in Hemel Hempstead. Hemel Hempstead is a busy town close to a lot of residential housing. With a total population of almost 13,819 within a 20-minute walk this pub is in a great location. The population has high affluence bands and would prefer a great high street pub.

Community favourite

The potential in the pub lies in creating a great drinks offer. The Grapes will appeal to locals within the community all year round. With 68 covers, this pub has huge potential. All we're looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, The Grapes will appeal to a very broad spectrum of customers, including:

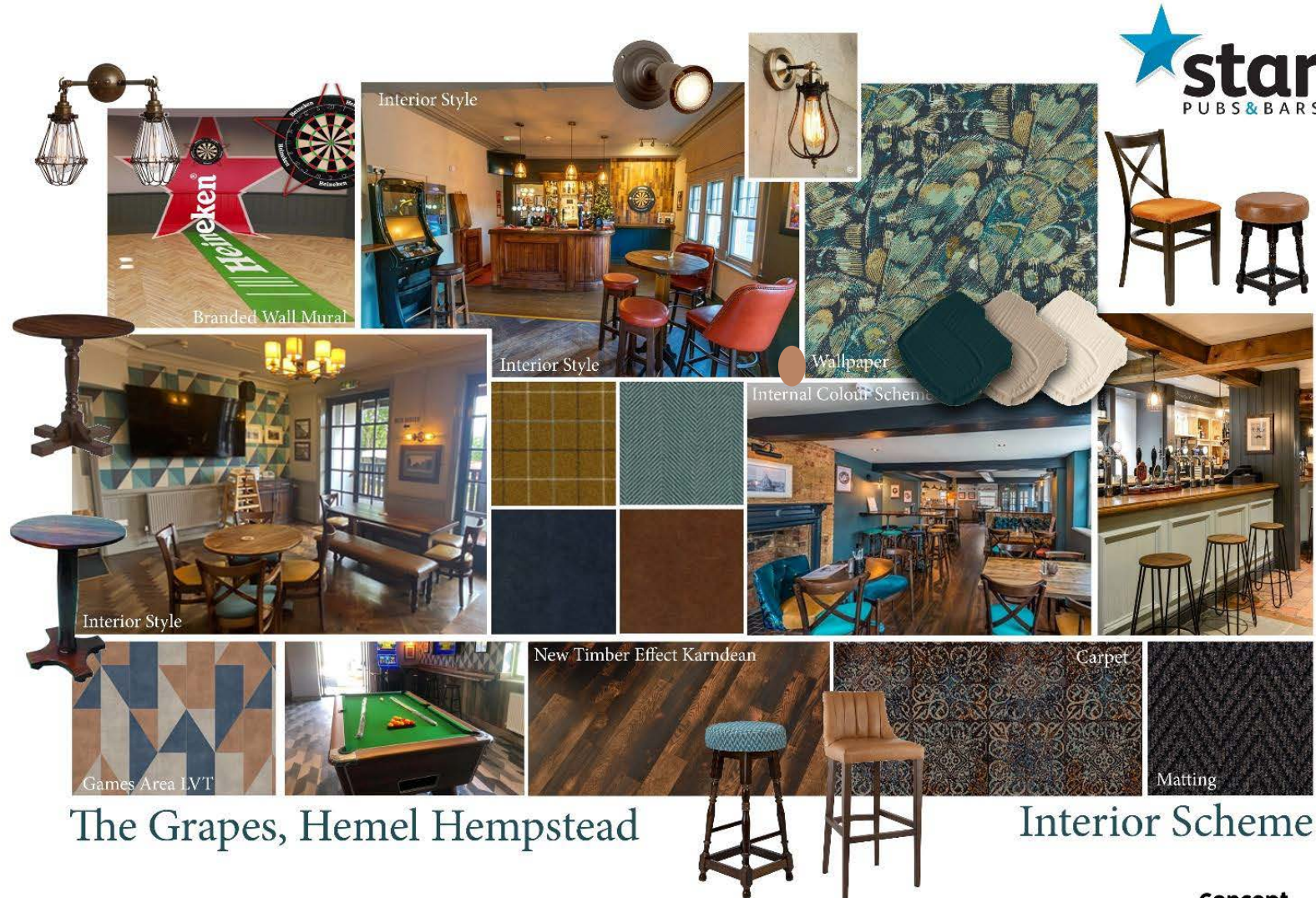
- Locals and people from other surrounding villages looking for a fantastic, premium, traditional pub serving excellent drinks.
- Tourists looking for a nice spot to enjoy a drink.

OFFER

When refurbished, The Grapes will offer:

- Premium lagers, craft beers and a great range of cask ales alongside wines and spirits
a small range of cocktails and no and low options.
- Coffees.
- Entertainment and live sport as part of the rhythm of the week.

INTERNAL MOODBOARD



The Grapes, Hemel Hempstead

Interior Scheme

RENDERED FLOORPLAN

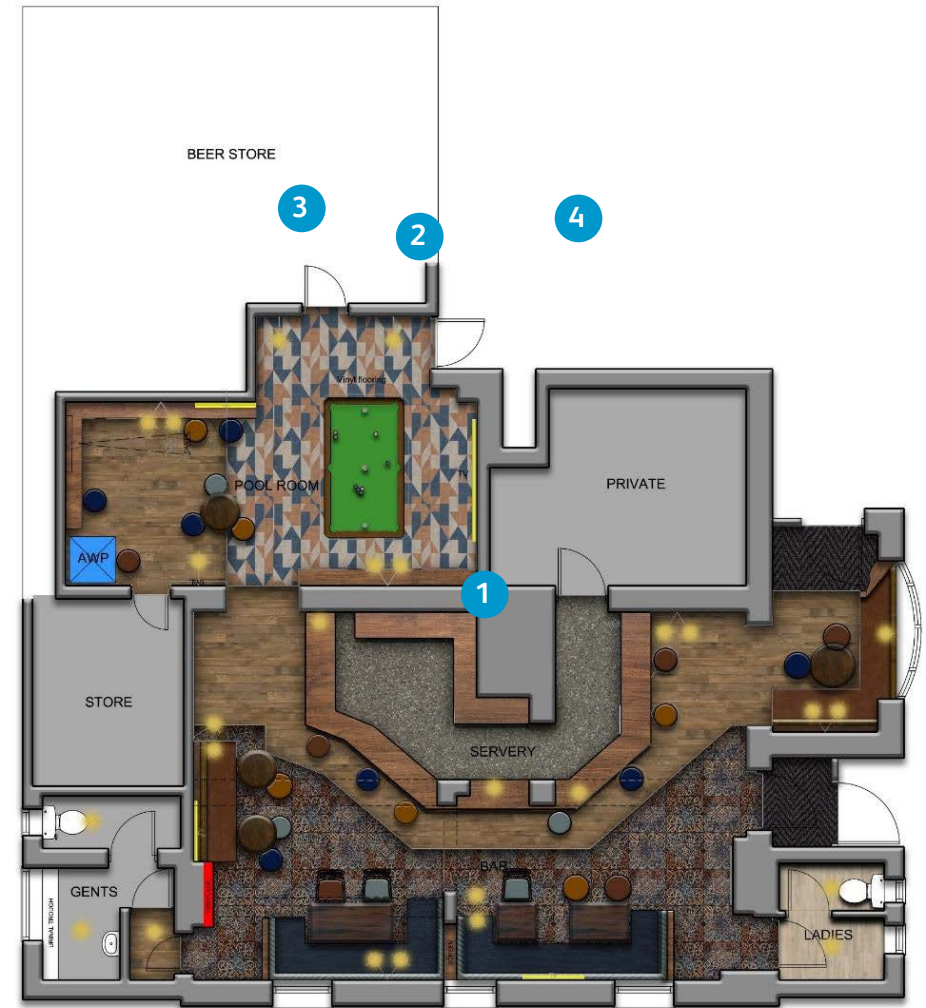


FLOOR PLANS & FINISHES

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GROUND FLOOR TRADING AREAS

- Replace all wall lamps and check lamps on rest
- Internal decorations throughout to include feature wall paper where shown
- New floor coverings as shown
- Selection of new and refurbish existing F and F
- New Bric-a-Brac allowance
- Redecorate in toilets. New flooring to ladies only



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

Works will include:

- New swing sign, replace missing letter and provide new wall mural/amenity board as per signage proposal
- Re-lamp existing lights



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**