



The Red Lion, Burnham

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Visuals are for illustrative purposes only. Schemes may vary post completion.

The Red Lion 101 High Street, Slough, SL1 7JZ

Why invest?

- **Great location** – The Red Lion benefits from a central location in the village of Burnham, with a large number of adults within a 20-minute walk of the venue. The aim is to turn the pub into a great premium local.
- **Multiple income streams** – An extensive refurbishment will develop multiple income streams, with a focus on trading opportunities at all times of the day. New spaces will help increase the number of covers, while different zones will add to the appeal. A great new food offer will be a key revenue driver.

Target customers

- The pub will appeal to a wide age range, with an emphasis on trading throughout the day.
- It will aim to attract those seeking a coffee offering in the morning, while it will also serve as a lunchtime venue for shoppers. It will also appeal to the post-work crowd and those seeking dining options in the evening.

Offer

- A great new food offer will be an essential part of The Red Lion's revamped offering. A full refit of the pub's kitchen will allow for a new menu that will feature reasonably priced pub classics.
- The food offer will be complemented by a range of drinks, including an excellent spirits selection.
- There will also be a coffee offering, while there will be entertainment at weekends.

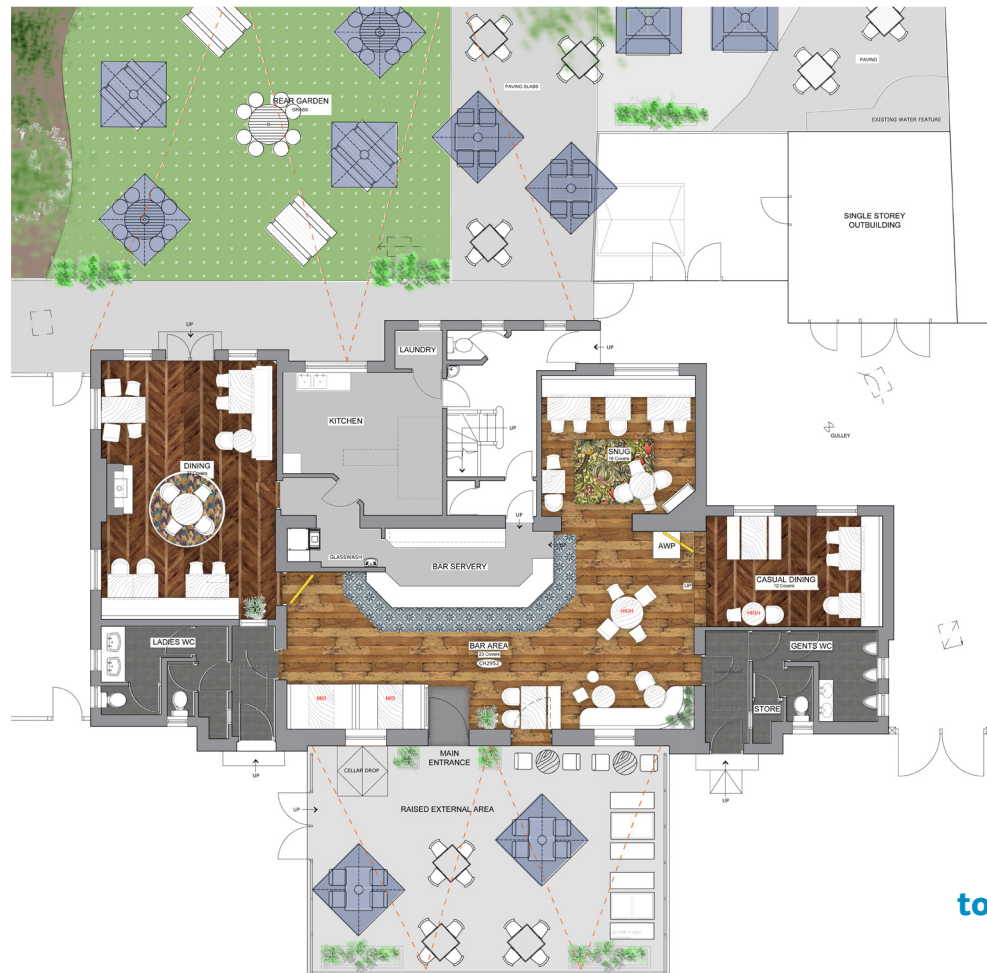
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Click on the **i**
to reveal details of the proposed refurbishment.

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This is a fantastic opportunity to take on a community pub that's ready for refurbishment and growth.

An extensive refurbishment will significantly enhance the potential of this village pub, which will be a real hub for the community. The pub will appeal to a diverse range of customers, while there is plenty of opportunity to capitalise on day trade courtesy of a great new food offering and various new revenue streams including coffee. We would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Call us today.

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Schedule for The Red Lion

Trade areas

Works to the trade areas will include the following:

- Full internal decorations will take place.
- A new upper back bar will be added.
- The existing bar front will feature a new tiled bar walk.
- New loose furniture, alongside fixed seating, will be added throughout. This will include new booth seating with a faux planting feature on the walls and pendant lighting above in the bar area.
- The existing timber flooring in the bar and snug area will be retained and revived.
- A feature bric-a-brac wall and new fixed seating will be added to the snug area.
- New timber flooring will be laid in the two dining areas.
- New curtains and blinds will be added.
- The kitchen will benefit from a revised layout.

Toilets

Works to the men's and women's toilets will include the following:

- New vinyl flooring will be added.
- Full refurbishments will take place, including new lighting and tiling.

Outside area

Works to the outside area will include the following:

- A raised external area outside the main entrance will feature space for 32 covers. It will benefit from new external furniture, reclaimed timber planters and planting, and new festoon lighting.
- The grassed garden to the rear will also benefit from reclaimed timber planters and planting and new festoon lighting.
- In addition, the existing furniture in the rear garden will be refurbished and decorated, with new parasols added, while new rattan furniture will be introduced.

Signage and lighting

A full new signage scheme will complement the interior refurbishment.

Works will include the following:

- New name signage with individual letters finished in aged brass will be added.
- Three new amenity boards will be introduced.
- A new chalkboard will be added, along with two poster cases.
- Five floodlights will be provided, along with two down lights. Two modern lanterns will illuminate the entrance.