



THE EAGLE, 145 HIGH STREET, AMERSHAM, HP7 0DY

ABOUT THE OPPORTUNITY



WHY INVEST?

Complete refurbishment planned

A major refurbishment will transform the Eagle into a premium local pub. We will breathe a new lease of life into this site with our planned investment. Inside, the pub will be redecorated throughout each of the internal trade areas. Other upgrades throughout the pub such as a full refurbishment of the kitchen & cellar as well as the male & female toilets.

Outside, we will be upgrading the pub with a new heated courtyard and a redecoration with beautiful new signage that will appeal to a wider range of consumers with its new look and feel.

In the heart of the town

The Eagle is located on the stunning Old Amersham high street. The pub itself back onto the beautiful rolling countryside and the gorgeous cricket field. The train station and tube line directly into central London is also near the pub. The Within a twenty-minute walk time there are 3,740 people that this pub will appeal to and the local demographics have better than average affluence.

A pub business with serious potential

The Eagle will operate as a community favourite once refurbished. The planned investment will enable the pub to appeal to the affluent consumers over all trading periods of the year. With 43 internal and 78 external covers, a catering kitchen and premium drinks offer, this pub has bags of potential. All we are looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished the Eagle will appeal to :

- A broad range of customers in the local area, attracting all ages and groups.
- Customers looking for a great garden, quality food and drinks

OFFER

The offer of the newly refurbished the Eagle will include:

- A premium focused range of drinks including premium lagers, craft ales and high-quality wine, spirits and soft drinks
- Great mix of food appealing to all consumers during all trading periods
- Coffee and Wi-Fi
- Live entertainment including jazz music, quiz nights, garden parties and wine tastings

INTERNAL MOODBOARD



Bric a brac style



Bar Servery



Deep buttoned Fixed seating



General Feel



Traditional metal based stools



General feel



Menu Style



Lighting



Decorative bar pendants



Bric a Brac

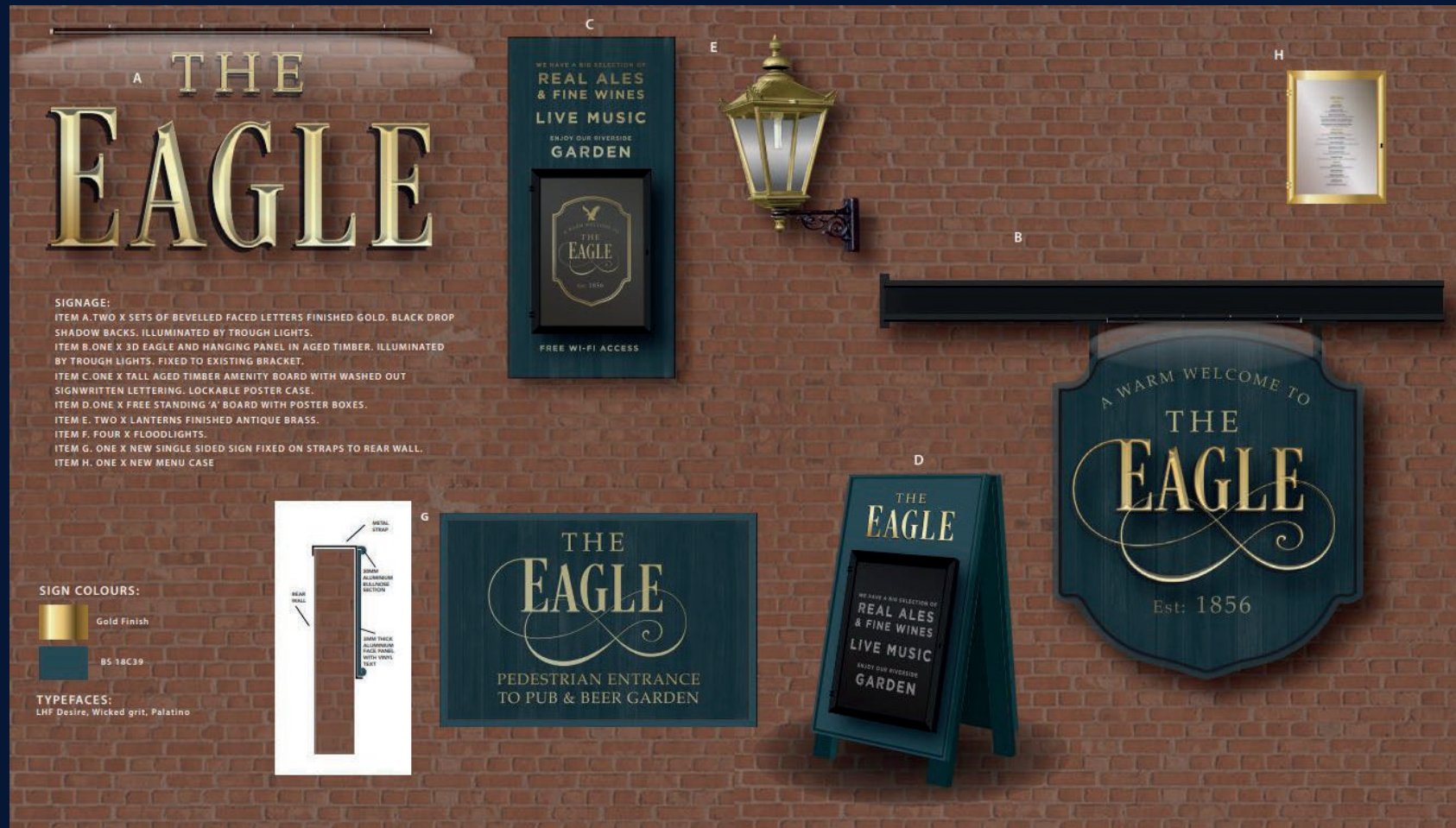


Existing Terracotta Floor tiles



New Timber Boards

EXTERNAL MOODBOARD



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

MAIN TRADING AREAS

Works will include:

- Refurbish all areas including decorations, new flooring finishes where shown and new lighting
- Retain existing floor finishes where indicated & industrial clean & re-grout
- New bar fitting including new coffee station & display. Alter and adapt front counter including over cladding front, re-polish existing top. Form new potshelf as part of bar top.
- Make alterations to and recover existing fixed seating.

2

KITCHEN

Works will include:

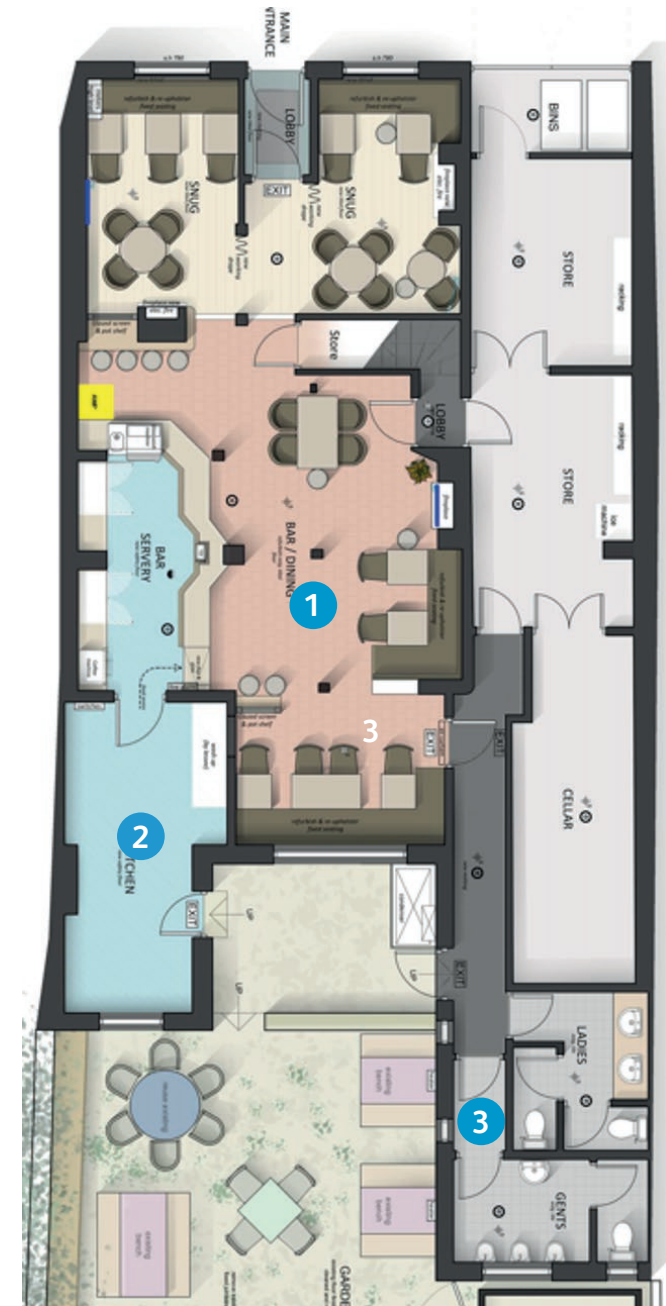
- Existing kitchen position to be retained. New proposal by Airedale
- General decorations

3

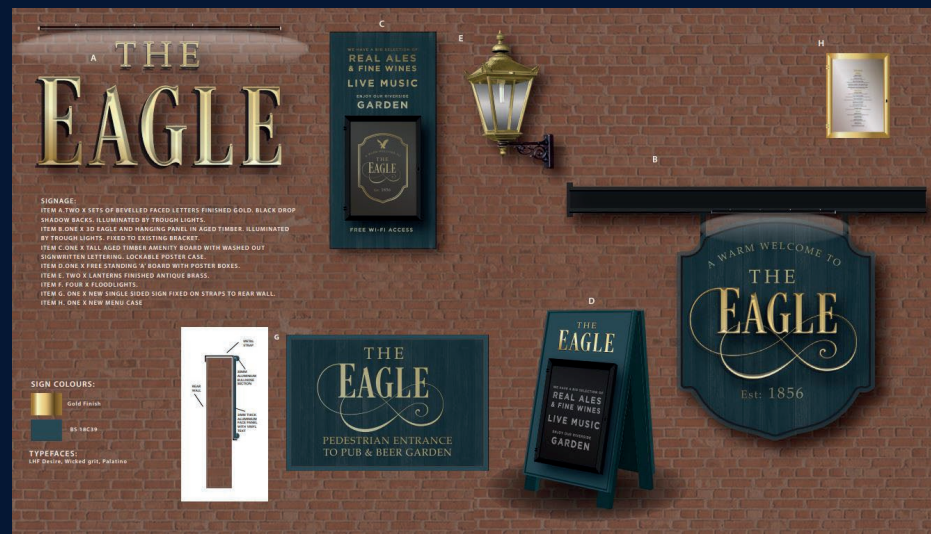
TOILETS

Works will include:

- Minor refurbishment of ladies and gents toilets. Tiling retained, decorations only above. Doors retained and decorated
- Sanitary wear retained unless damaged



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

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

- New external decoration and signage scheme
- Retain existing Perspex screens & reduce planting. Minor repair work required throughout
- Remove existing umbrella
- New covered booths with power for lighting, tv and heaters to each
- Add trellis/slat boarding to back wall and against gents toilets
- Where possible reuse existing garden furniture and supplement with new
- Install festoon lights supported on posts and tensile wire
- New smoking solution umbrella, post fixed into base with round poseur shelf



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