



About the Opportunity



Why Invest?

Exciting Opportunity: The Royal Sun Pub, Begbroke

Discover the charm of Begbroke at this cosy pub, nestled near Kidlington and Banbury. Surrounded by a community of discerning locals, this spot promises to become a beloved hub for great food and drink. Imagine enjoying delicious meals and drinks in a friendly setting, with no other pubs nearby to compete for attention. Undergoing a slight makeover, both inside and out, this pub is set to become a bustling neighbourhood hotspot. Step inside to find a refreshed look with stylish touches like trendy wallpapers and comfy furnishings. Outside, the facade is getting spruced up with eye-catching signs and lights to draw in passersby.

Elevate Your Investment: Witness the Transformation

And let's not forget about the menu – expect mouth-watering dishes made with locally sourced ingredients, accompanied by a fantastic selection of drinks including your favourite brews, spirits, wines, and even coffee. Upstairs, there's a cosy retreat with three bedrooms, a living room, kitchen, and bathroom. With the right touch, this pub has the potential to become everyone's favourite hangout spot – and you could be the one to make it happen.

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Target Customers

When refurbished, The Royal Sun will appeal to:

Locals Within Walking Distance:

- Residents in the age bracket of 45 to 65 from the nearby area might frequent the pub for its warm ambiance, delicious home-cooked meals, and the opportunity to socialise with friends in a familiar setting.

Tourists Exploring the Area:

- Visitors exploring the nearby landmarks or passing through the area may be drawn to the pub's inviting exterior, diverse menu offerings, and promise of a quintessential British pub experience.

Families Looking for Weekend Gatherings:

- Families living within the area will appreciate the welcoming atmosphere and quality food, making it a go-to spot for a relaxed meal together.

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The Offer

When refurbished, The Royal Sun will offer:

Drinks:

- Picture a great mix of quality lager, cider, as well as a selection of spirits and wines to compliment.

Food:

- Delicious, high-quality dishes crafted from locally sourced ingredients and cooked to perfection.

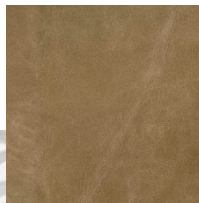
Coffee:

- Start the day right with a bean-to-cup coffee offering, ensuring a fresh and satisfying brew every time.

Events:

- Imagine a lively weekly schedule featuring live entertainment and engaging activities to draw in patrons.

Internal Mood Board



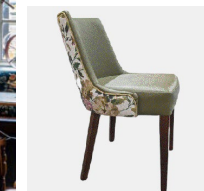
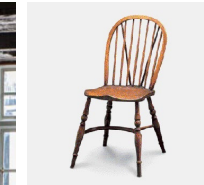
FEATURE WALLPAPER



INTERIOR STYLE

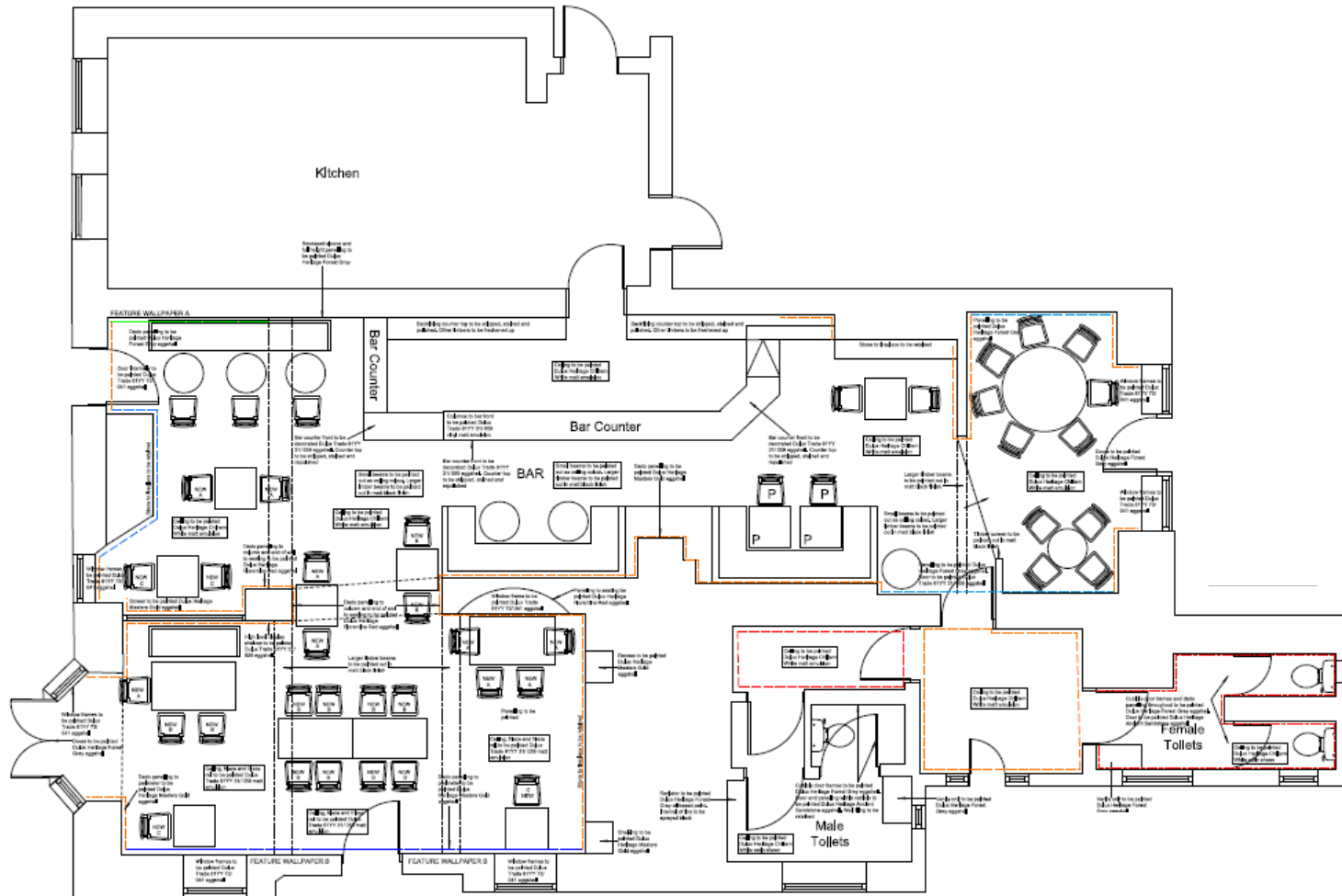


LEATHERS



NEW FURNITURE

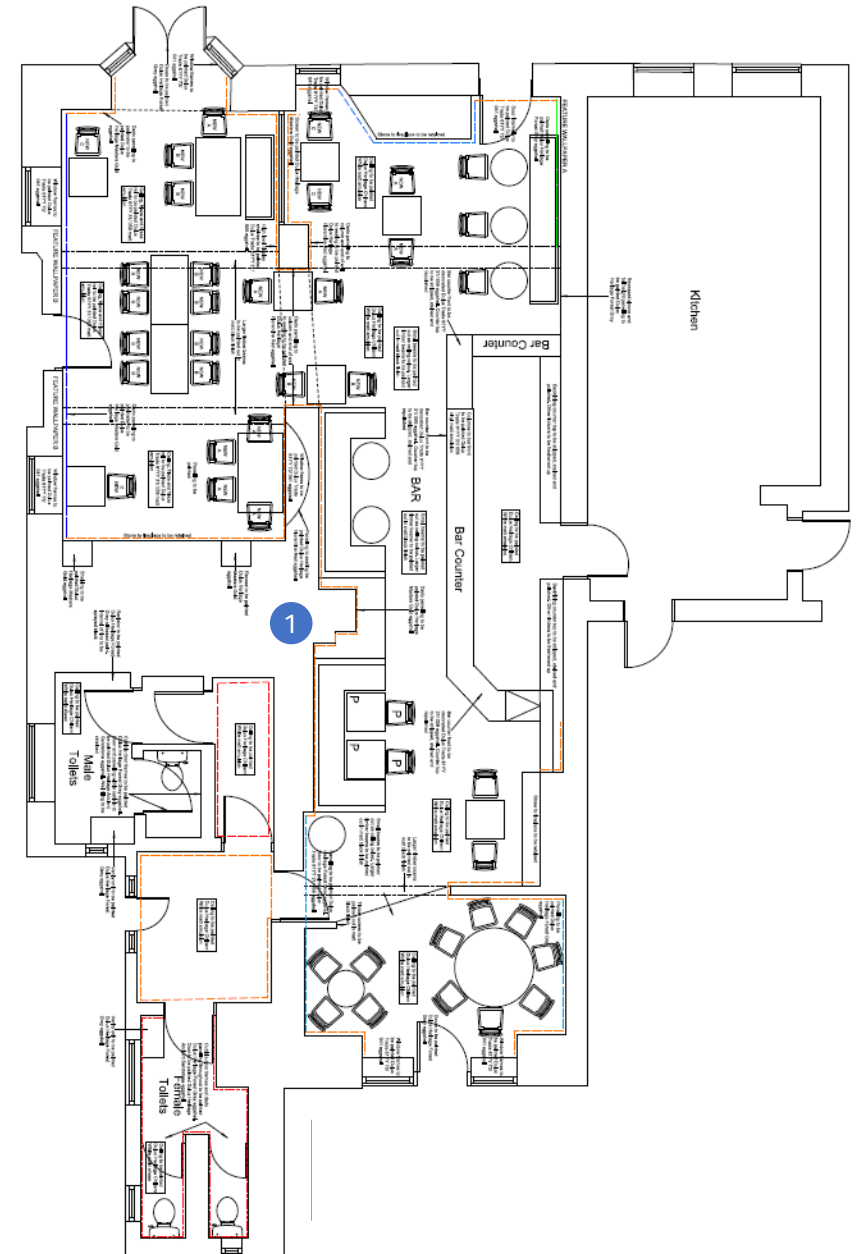
Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas

- Complete internal redecoration scheme including ceilings, timberwork, and feature wallpapers.
- Refurbishment of all previously painted walls.
- Allow for addition of new furniture to replace domestic style.



External Refurbishment

Signage and external works

- Addition of new signage and lighting scheme.



A **B** **C** **D**

E **F** **G** **H**

SIGNAGE COLOURS:

- BS 18 C 35
- BS 18 C 39
- BS 18 D 43
- GOLD FINISH
- WHITE

SIGNAGE:
 ITEM A: THREE X NEW OAK LEADER BOARDS WITH INDIVIDUAL LETTERS AND TROUGH LIGHTING.
 ITEM B: THREE X NEW FLOODLIGHTS.
 ITEM C: FIVE X NEW FEATURE LANTERNS.
 ITEM D: ONE X NEW DOUBLE SIDED PICTORIAL TO EXISTING BRACKET, NEW LIGHTS.
 ITEM E: ONE X NEW AMENITY BOARD WITH VINYL DETAILING TO EXISTING POSTS.
 ITEM F: ONE X NEW A2 ILLUMINATED LOCKABLE POSTER CASE.
 ITEM G: ONE X NEW AMENITY BOARD WITH A2 LOCKABLE POSTER CASE AND VINYL DETAILING.
 ITEM H: ONE X NEW AMENITY BOARD WITH VINYL DETAILING.
 ITEM I: ONE X NEW A-BOARD WITH VINYL DETAILING AND CHALKBOARD PANEL.

LETTERSTYLES: ALBERTUS MT STD
 ALL PLANTING TO BE SUPPLIED BY OTHERS UNLESS SPECIFIED

PLEASE REFER TO PAINT MANUFACTURERS SPECIFICATIONS PRIOR TO APPROVAL

srsigns



STAR
PUBS & BARS

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

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