



● CROWN & ANCHOR, 43 HIGH STREET, SOUTH OCKENDON, RM15 4BB ●

# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Available on our management agreement, Just Add Talent!

We are planning a full £244,000 refurbishment that touches every part of the pub. This will develop an all singing and dancing pub with great appeal to the key demographics of the area.

The pub will benefit from new signage and new paint. We will also create a new area of seating at the front of the pub.

### Town-centre location

The Crown & Anchor is based in Aveley. Aveley is a town in Essex, England, with a population of over 9,800 people. The pub itself lies in the heart of Aveley high street and is a short drive to Thurrock Shopping centre. There is limited competition in the town, with only one other competitor pub nearby.

### Tap into this pub's potential!

The Crown & Anchor has the potential to be the go-to Premium Local. The great potential of this pub comes from its covered patio, particularly in summer, as well as its games room. A great range of drinks and focus on events calendar, including live sports will appeal to a positive and ambitious operator who is experienced in the pub trade and knows what it takes to run a great Premium Local.

## SO, COULD THAT BE YOU?

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

When refurbished, The Crown & Anchor will appeal to a very broad spectrum of customers, including:

- Local Residents
- Tourists
- Friends & Colleagues

## OFFER

When refurbished, The Crown & Anchor will offer:

- A quality drinks range including premium & favourite beers, spirits, wines, no & low & soft drinks
- Televised sports and rhythm of the week entertainment



# INTERNAL MOODBOARD





# INTERNAL MOODBOARD

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# INTERNAL MOODBOARD



# EXTERNAL MOODBOARD



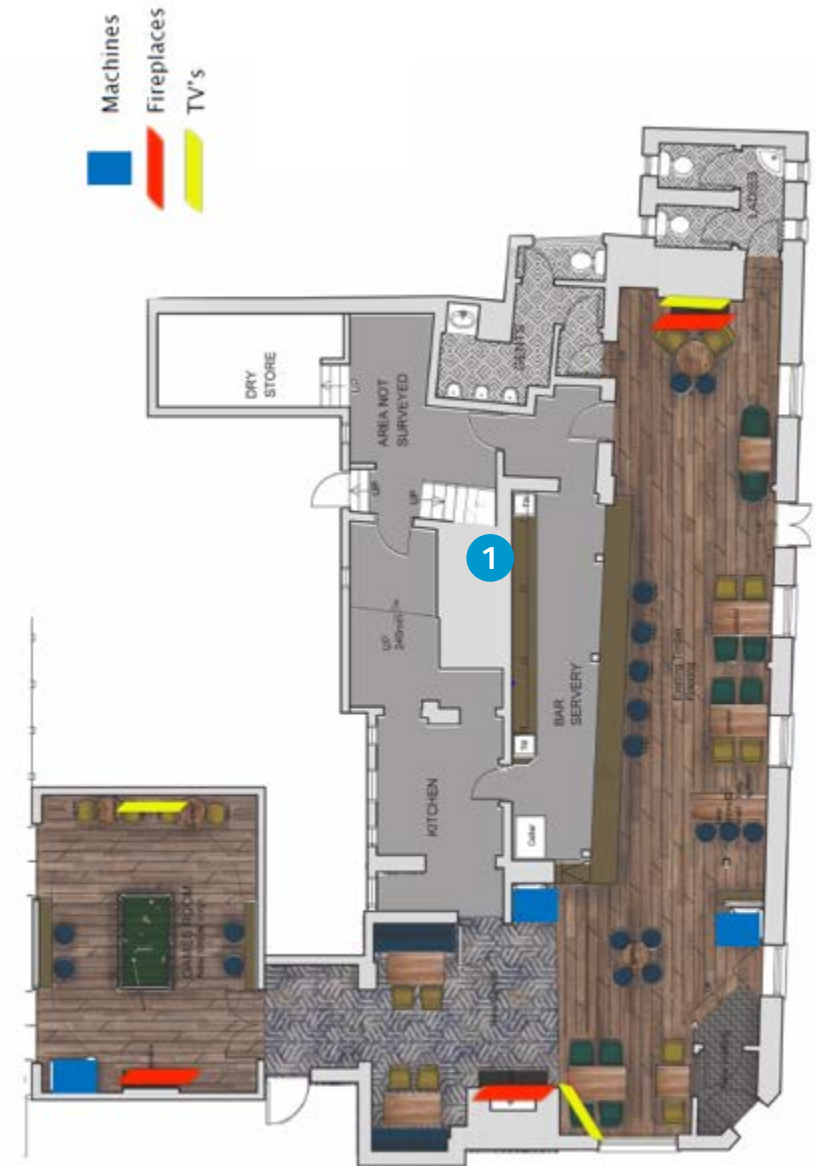




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## INTERNAL TRADING AREAS

- Back bar alterations to allow for JAT branding
- Internal redecorations throughout
- Provision of JAT items
- Provision of F and F
- Provision of Bric a Brac
- Creation of JAT office
- Spend to Let works



# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

- External Redecorations and Signage including lighting
- Tidy rear garden
- Repair roof of covered area



## 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](http://www.starpubs.co.uk)**