



About the Opportunity



Why Invest?

Substantial investment to create exceptional new business

Following a full refurbishment inside and out, The Falcon will be transformed into a fantastic community pub.

Major investment will create a fabulous town centre pub that will cater to the local population. There will be multiple zoned areas which will all undergo refurbishment, the bar will be remodelled and the sports area will be improved to cater for the strong sports following the pub already has.

In addition, a fantastic external redecoration will enhance the pub's kerb appeal with new signage and lighting.

Excellent location

The Falcon is located in Littleborough. Littleborough is located on the main A58 that runs through and over the Pennines to Halifax in West Yorkshire and is only a 9-minute drive from Hollingworth Lake. The local train station is a two-minute walk. Whilst the pub is located right in the middle of the village centre amongst the shops, there is a great selection of established, well-presented community housing that surrounds the pub on all sides.

Huge potential

The transformed Falcon Arms will feature all the main sports attractions of Sky & BT plus regular events and live entertainment. The pub will attract a lot of the local wet trade, given that it is just a short walk from nearby housing developments, and it will also be a go-to destination to catch up over a drink. We would like to see you bring your own ideas and flair to make the most of this great opportunity.

About the Opportunity



Target Customers

The stunning new look at The Falcon will attract a broad demographic.

- All local customer groups, with various zones created throughout.
- Sports fans looking for a nice pub to watch live games & events.
- Passing trade from the high street at the weekends

Offer

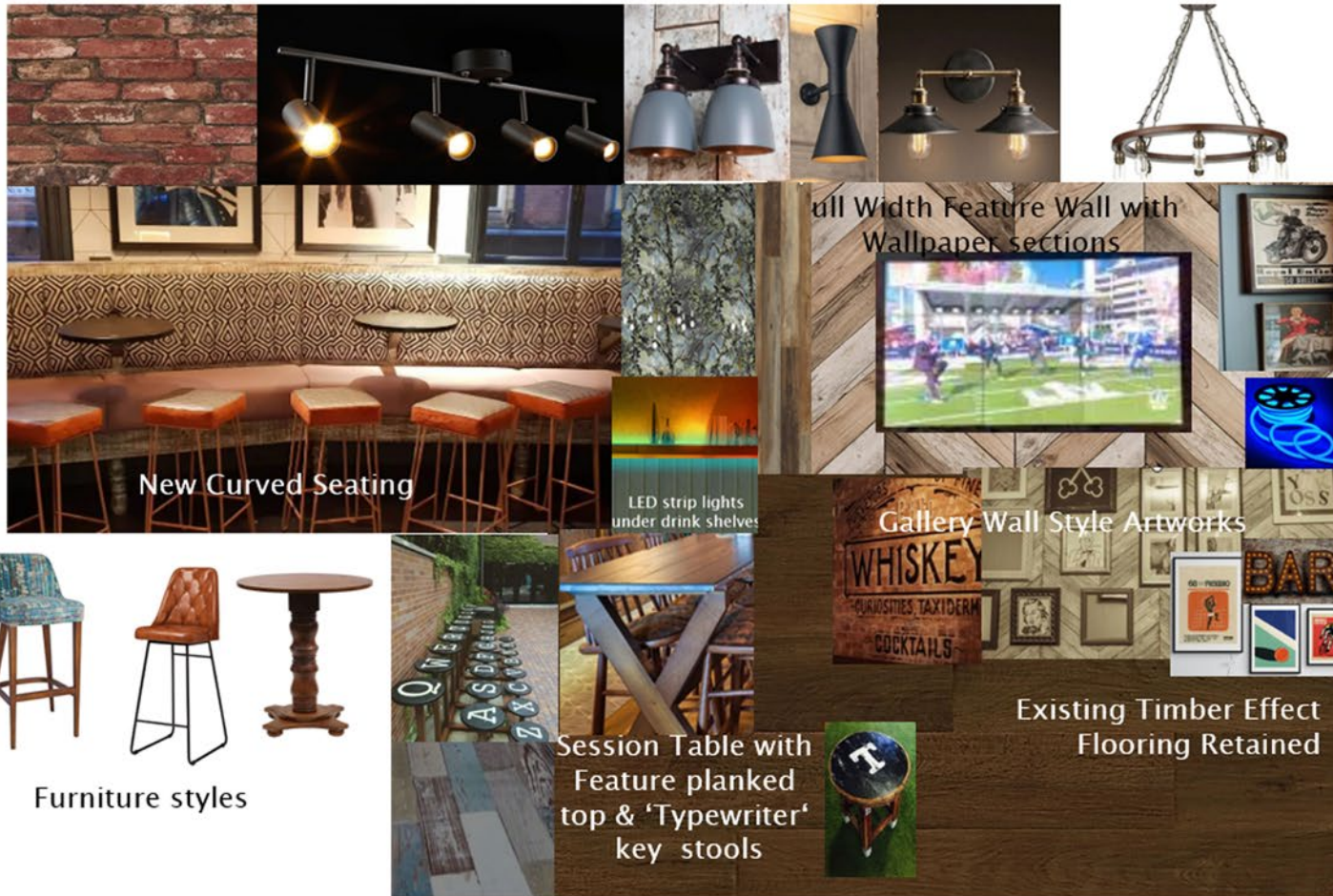
The Falcon has the potential to be THE community pub in Littleborough.

- Competitively priced draught lagers, beers and ciders with the best brands on the market
- A simple coffee offer.
- Live sports with Sky & BT, pool, darts, dominoes as well as, quizzes, charity fundraisers and live entertainment.

Internal Moodboards



Upholstery Fabrics



New Curved Seating

LED strip lights under drink shelves

Full Width Feature Wall with Wallpaper sections

Gallery Wall Style Artworks

Existing Timber Effect Flooring Retained

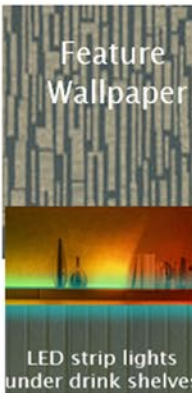
Furniture styles

Session Table with Feature planked top & 'Typewriter' key stools



Internal Moodboards

Upholstery Fabrics



Pool table



Feature Darts Area With Halo Illuminated Dart Board



Sports Themed Bric a Brac



Feature Table Tops



Existing Timber Effect Flooring Retained



Internal Moodboards

Upholstery



Furniture Polish Colours



Local interest Artwork



Feature Wallpaper



Curtains



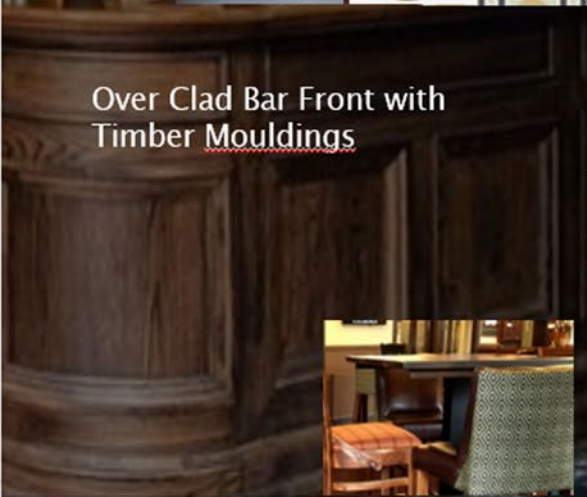
Lighting Styles



Carpet A



Over Clad Bar Front with Timber Mouldings



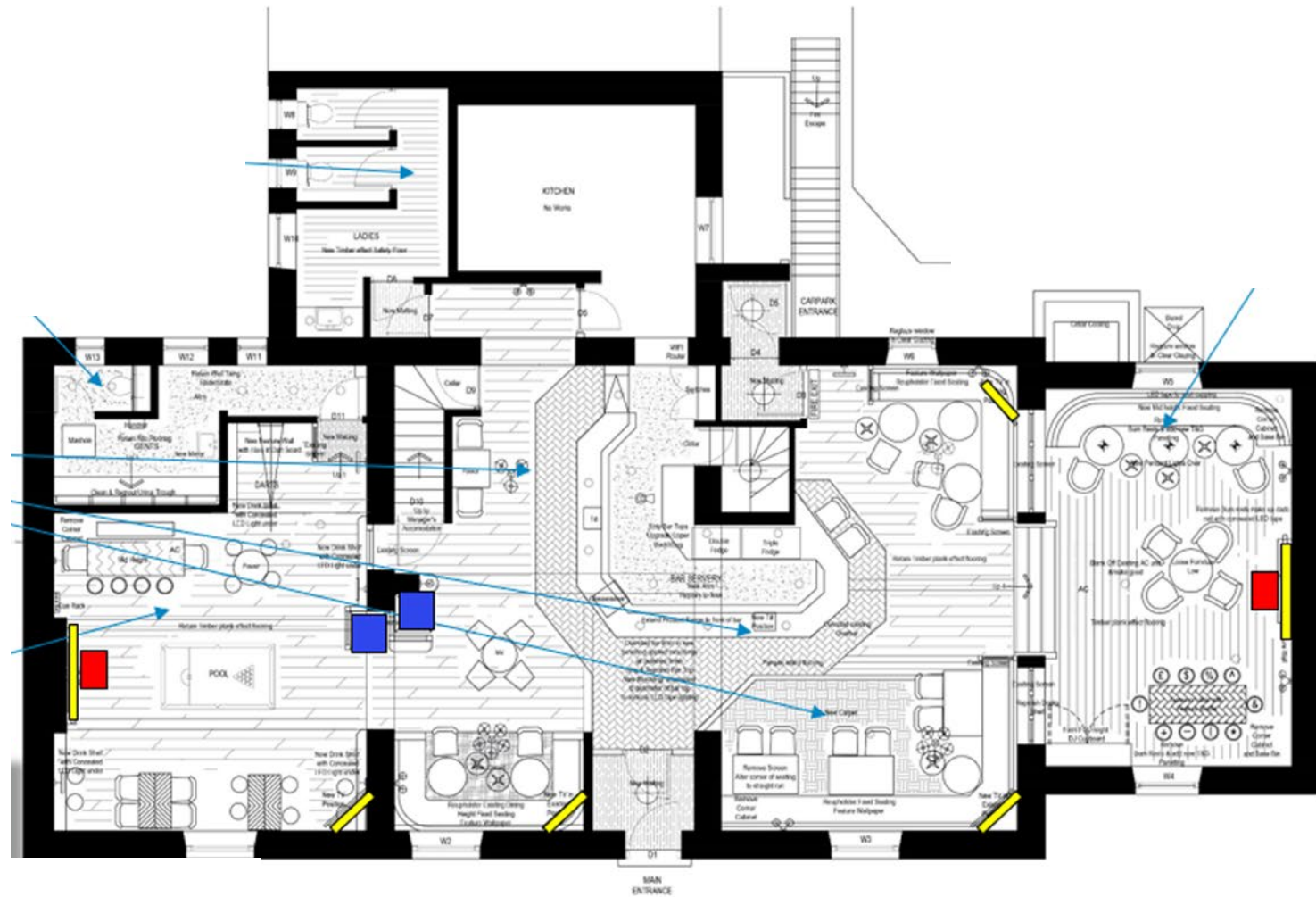
Existing Timber Effect Floor Finishes Retained



Carpet B



Rendered Floorplan



Floorplans & Finishes

1 Sports Bar Room

- Four new drink shelves.
- Two new TVs.
- New darts feature wall.
- New matting to the gent's

2 Bar Lounge

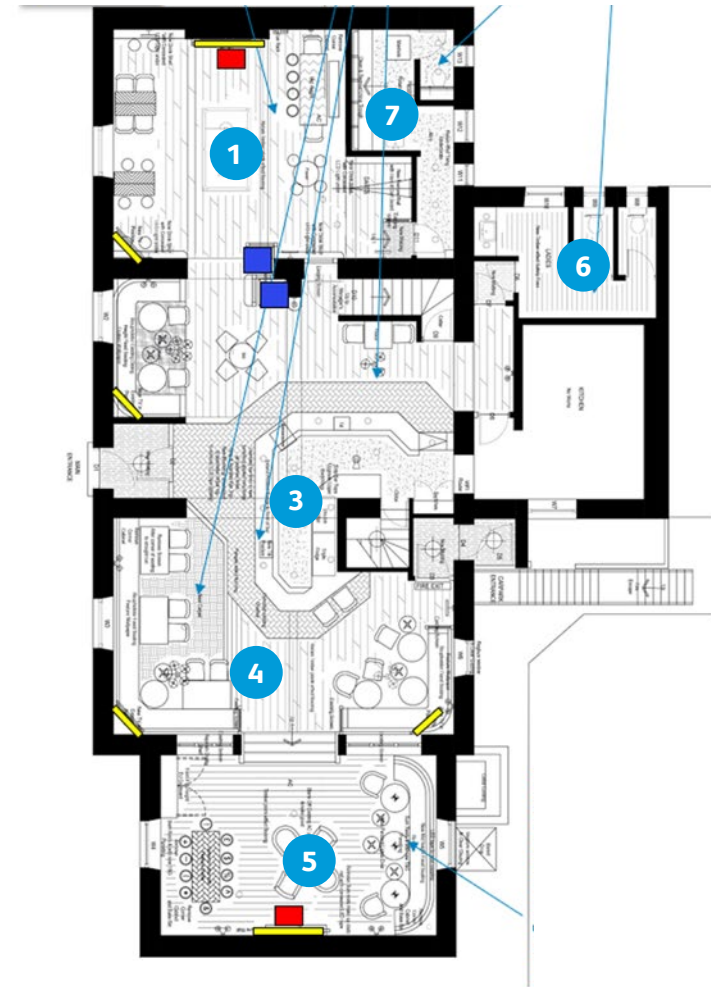
- Reupholster fixed seating.
- New matting to the lobby.
- Overclad bar front with timber moldings.
- Parquet bar apron. New carpet
- where specified.
- New feature wallpaper where specified.
- Four new TVs

3 Bar Served

- Strip and repolish the bar top.
- Overclad existing overbar.
- New altro behind the bar and
- repairs where required.
- Strip and re-stain back the bar and upgrade backfitting

4 Lounge

- Full decorations throughout.
- Reupholster fixed seating in faux leather



Floorplans & Finishes

5 Upper Lounge

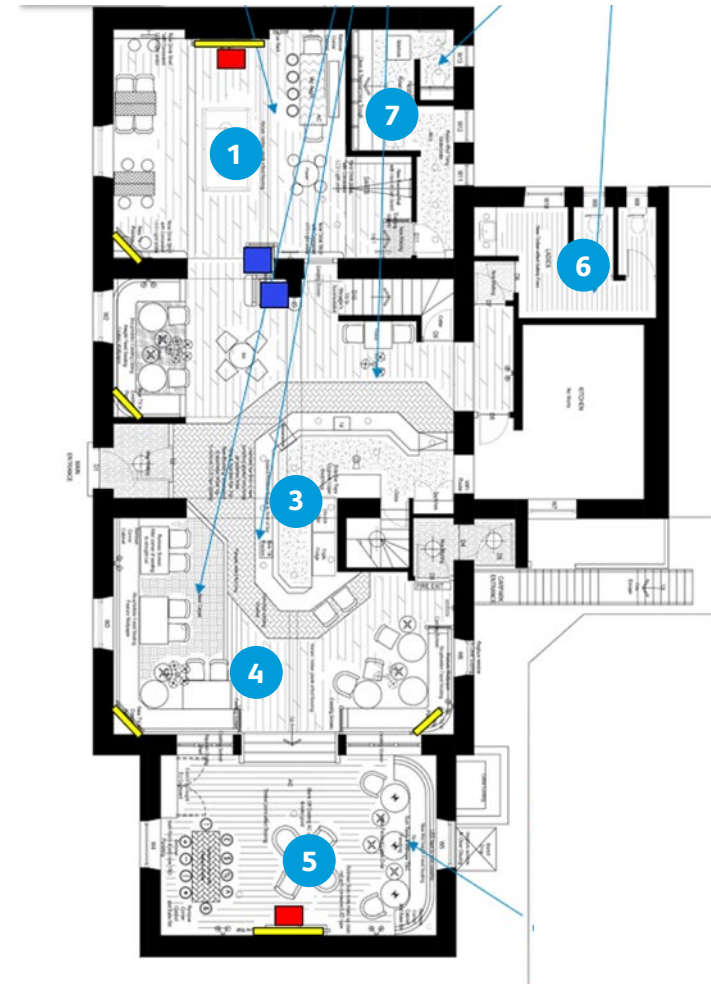
- Full decorations throughout.
- Timber effect flooring.
- New full-height DJ cupboard.
- New session table with feature stools.
- New fixed seating booth.
- Remove two corner cabinets.
- New TVs.
- Reglaze window.

6 Ladies Toilets

- New flooring.
- Redecorate.
- New mirror

7 Gents Toilets

- Repairs and regrouting to the urinal slab.
- Redecorate.
- New mirror



External Refurbishment



External Area

- New signage & lighting.
- External decorations to door and timber windows where required.



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**