



About the Opportunity



Why Invest?

Exciting Opportunity: The Rose & Crown, Sheffield Pub Refurbishment!

A full refurbishment is set to re-establish The Rose & Crown as the best premium local pub in Wadsley. Inside, the pub will be completely redecorated with high-quality finishes, new fixtures and a warm, cosy design that reflects its rural setting. The outdoor area will also be transformed, with refreshed signage, external redecoration and an upgraded beer garden that maximises the pub's appeal year-round.

Elevate Your Investment: Witness the Transformation

Located at the start of a popular local walking trail and within easy reach of Hillsborough, the pub enjoys strong footfall from locals and weekend walkers alike. With 75 internal covers, 115 external covers and a large garden space, The Rose & Crown is perfectly placed to become a go-to destination for food, drinks and relaxed get-togethers in a well-finished setting.

About the Opportunity



Target Customers

Local Residents:

- The Rose & Crown's premium feel and strong community focus will make it a standout choice for regulars looking for quality and comfort close to home.

Walkers & Weekend Visitors:

- With scenic trails starting from the car park and a spacious beer garden to relax in, the pub is ideal for walkers stopping in for a meal or a drink.

Casual Diners:

- A simple but appealing food offer and inviting atmosphere make the pub perfect for laid-back weekday lunches or a reliable Sunday roast.

Community Socialisers:

- With events like quizzes and darts in the rhythm of the week, the pub will provide a regular reason for neighbours and social groups to return.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A small but focused menu built around one key hero dish, plus a strong Sunday lunch offer, designed to be consistently good and suit local demand.

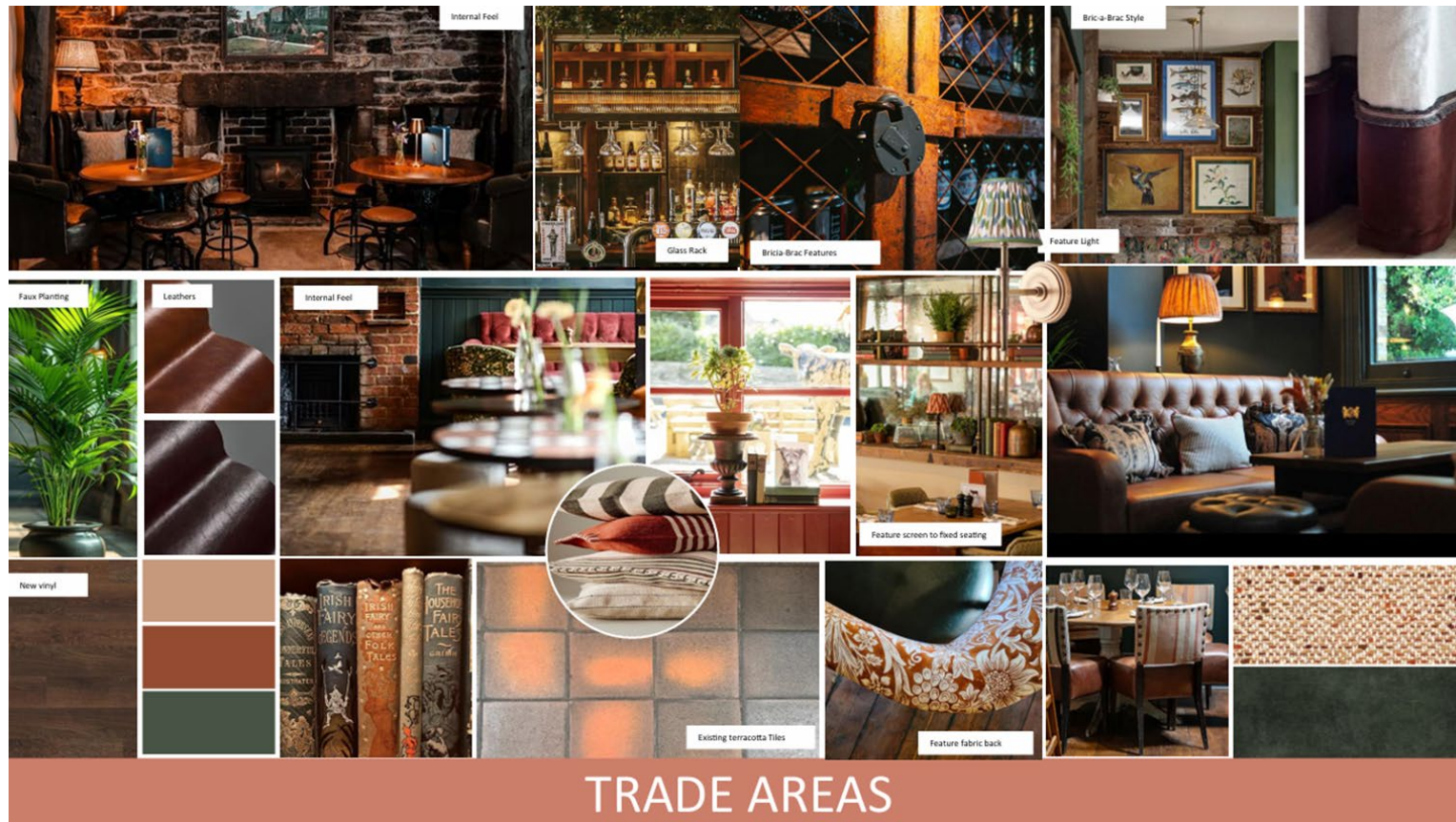
Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will offer quiz nights, darts, and social events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Repaint all internal walls, ceilings, and woodwork.
- Install new lighting where required.
- Ensure working dimmer systems and confirm lighting layout.
- Keep existing loose furniture and refurbish, or add new.
- Add new artwork, posters, mirrors and décor throughout.
- Install new TVs and update positions as needed.
- Install three new working fireplaces.
- Provide new bric-a-brac, including mirrors and styling items.
- Refinish existing fixed seating and add new timber and brass sections.
- Remove old fixed seating and make good walls and floors once removed.
- Add new darts throw line, board surround and accessories.
- Sand, stain, and finish existing timber floors.
- Install new vinyl flooring and deep clean tiled floors.
- Install new directional lighting above dining areas.
- Install new glass rack.
- Clean existing carpet and replace with new where noted.



Floor Plans & Finishes

2 Bar Servery:

- Move existing glass wash and install new glasswash station.
- Keep two double and one single under-counter bottle fridges.
- Keep existing back bar and till positions.
- Repaint the bar front.
- Strip, sand and stain counter tops.
- Adjust product layout where required.
- Install new ice machine.

3 Trade Kitchen:

- Follow the catering contractor's drawings and recommendations.
- Make changes to services where required (power, water etc.).
- Keep existing Altro flooring and ensure skirting is secure.
- Repaint all previously painted areas.
- Install required power and data points for new kitchen layout.



Floor Plans & Finishes

- 4 **Customer Toilets:**
- Repaint throughout.
 - Deep clean all floor surfaces.
 - Check the extraction system is working properly.
 - Install new locks and door hooks.

General Notes:

- Carry out survey for CCTV and intruder alarm; install new system as needed.
- Confirm site meets all fire safety and compliance requirements.
- Domestic accommodation confirmed complete.
- Carry out asbestos survey and remove anything necessary.
- Cellar cooling system confirmed working.



External Refurbishment

Signage and external works:

- Install new signage and lighting.
- Repaint all external areas, including gutters and fascias.
- Repair and repaint previously painted surfaces.
- Replace sections of the roof with new clear sheeting where indicated.
- Add new festoon lighting and external heating.
- Install new drainage where needed.
- Remove old decking and fencing on brick wall.
- Repair paving, steps, and pathways.
- Install new flood lighting.
- Add new external furniture where specified.
- Keep and reposition existing picnic benches.
- Remove old shed and decking, prepare surfaces ready for new use.
- Remove vegetation from the rear flat roof.
- Catering contractor to check suitability of the external walk-in food store.
- Keep, repair, and repaint the existing BBQ area.
- Carry out general cleaning of external cabling.
- Install a new dog station.
- Install power for up/down external lighting.
- External furniture to be supplied by IM through Star First.





STAR
— PUBS —

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? Get in touch.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

● Rose & Crown, 21 Stour Lane, Wadsley, Sheffield, S6 4BN ●