

# **About the Opportunity**









# Why Invest?

Exciting Opportunity: Plough Rotherham Pub Refurbishment!

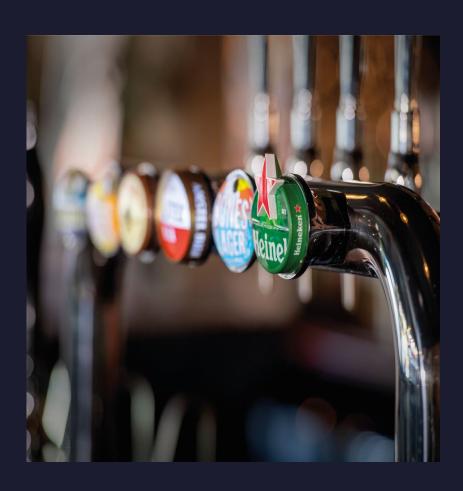
We're making a significant investment into this community pub on the edge of Rotherham, with a full exterior makeover including new signage and decorations. Inside, we're giving the front bar a fresh new look with an improved sports area and upgraded tech, making it the ideal spot for live matches and local events. There's also a function room, a large beer garden and space for 136 people inside, plus private accommodation with two bedrooms.

Elevate Your Investment: Witness the Transformation

Located at the heart of a busy housing estate in Greensborough, the pub will appeal to locals looking for a consistent, good-value place to relax. With no experience needed to run it, this is a great opportunity to take on a well-supported community pub with all the tools in place to make it thrive.

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### **Target Customers**

### Local Sports Fans:

 With an improved sports area, Sky Sports and local team support, the pub is ideal for fans looking to catch the game in a lively, social setting. Affordable prices and regular fixtures will help build a loyal crowd.

#### After-work Socialisers:

 Locals finishing work nearby can drop in for a relaxed pint or midweek catch-up. The mix of indoor seating and a large beer garden makes it an easy choice year-round.

#### Weekend Entertainment Seekers:

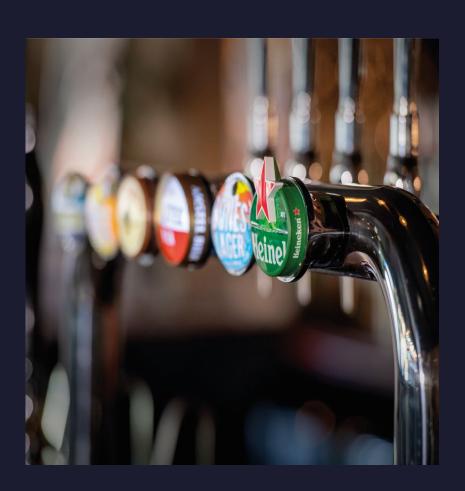
• With live events and a function room available, the pub offers a go-to spot for weekend entertainment close to home. It's a familiar and welcoming space for birthday parties, celebrations or just a night out.

### **Estate Regulars:**

 People living on the surrounding housing estate will see the pub as a reliable and welcoming local. Whether popping in midweek or becoming part of a quiz or sports night crowd, it's a no-fuss place to socialise.

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### **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.

#### **Events:**

• Live sports will be a big draw, with Sky Sports and local teams at the heart of the offer. There'll also be periodic live entertainment and events to bring the community together.

# Rendered Floor Plan

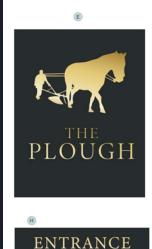




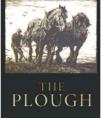
### **External Refurbishment**















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