



● THE PACK HORSE HOTEL, 208 WOODHOUSE LANE, LEEDS, LS2 9DX ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Major refurbishment planned

A major refurbishment will transform the Pack Horse into a premium local pub. Redecorations throughout the indoor and outdoor trading spaces will breathe a new lease of life into this pub.

The addition of a new covered gazebo in the middle of the yard will enable the new licensee to trade throughout the year and offer a fantastic space during the warmer months of the year. There will be a small kitchen created in the pub which will add another revenue stream, allowing you to promote day trade and increased dwell times.

Central location

The Pack Horse is located close to the city-centre of Leeds and The University of Leeds. It is also near Leeds Metropolitan University, Headingley and the Hyde Park area of the city centre. Almost 11,000 people are within a ten-minute walk of the pub and the adult population within a ten-minute walk time is just over 1,200. There are nine pubs in the immediate area – the main competition comes from managed pub groups nearby. With a new food and drinks offer, the Pack Horse will be the pub of choice in the area.

Serious potential

The Pack Horse already operates as a firm local favourite. The planned refurbishment will expand upon this. With a new kitchen, the pub will be able to provide a food offer alongside excellent craft beers. The rear covered external area, with its outside servery, games area and tastefully renovated internal areas, gives this pub bags of potential. 69 internal covers and 72 external covers will set up the Pack Horse to be the best premium local in the area. This is a pub business with great potential.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



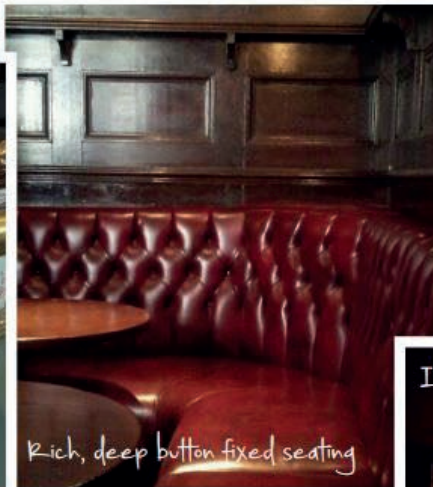
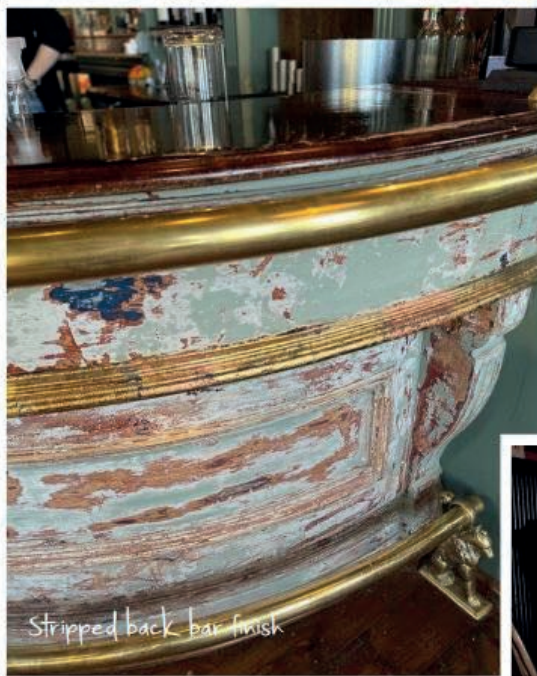
TARGET CUSTOMERS

- The newly refurbished Pack Horse will appeal to a broad range of customers in the local area.
- The pub will predominantly appeal to university students due to its close proximity to The University of Leeds Campus and Leeds Metropolitan University. However, the pub will also appeal to those that work in the education sector and city centre workers.
- The top 3 demographic categories are: Students, Learners & Earners and Central Pulse.

OFFER

- The newly refurbished Pack Horse will offer a simple, on trend food offer, coffee and Wi-Fi throughout the day, and have an amazing external covered area in the yard.
- It will serve a fabulous range of cask and craft ales and lagers, some sourced locally, along with other 'on trend' products such as Gins, premium soft drinks and a great Low and No Range
- The students and local adults will be able to use the venue to meet up or work from during the day and also meet friends and colleagues to socialise with in the evening, both indoor and out.
- The pub is also currently famous for live music, which is held on the first floor which is a fantastic part of the Pack Horse's offer.

INTERNAL MOODBOARD



INTERNAL MOODBOARD 2

exposed brickwork retained



new tiles with signwriting



new high furniture

decorative floor tiles

painting bar front with tiles inserts



clustered bric-a-brac



darts



new timber wall cladding



new shelving to alcoves



log store



refurbished furniture



timber back window booths



existing fires refurbished

new timber floor

EXTERNAL MOODBOARD



EXTERNAL MOODBOARD 2



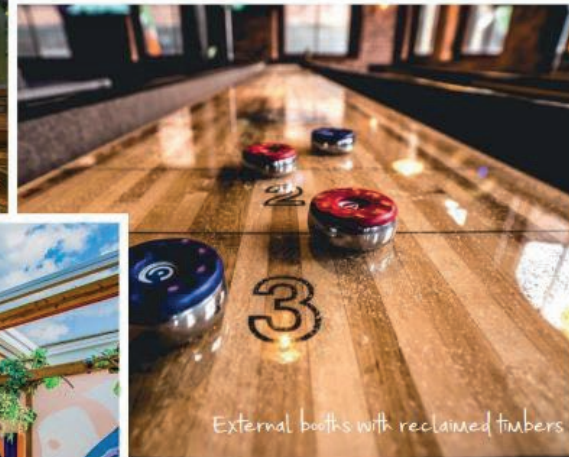
Feature Globe pendants to pergola



Festoon Lighting



Painted timber pergola with planting



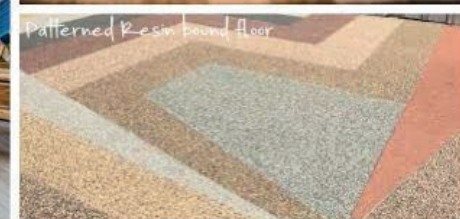
External booths with reclaimed timbers



Eclectic furniture with cast iron bases

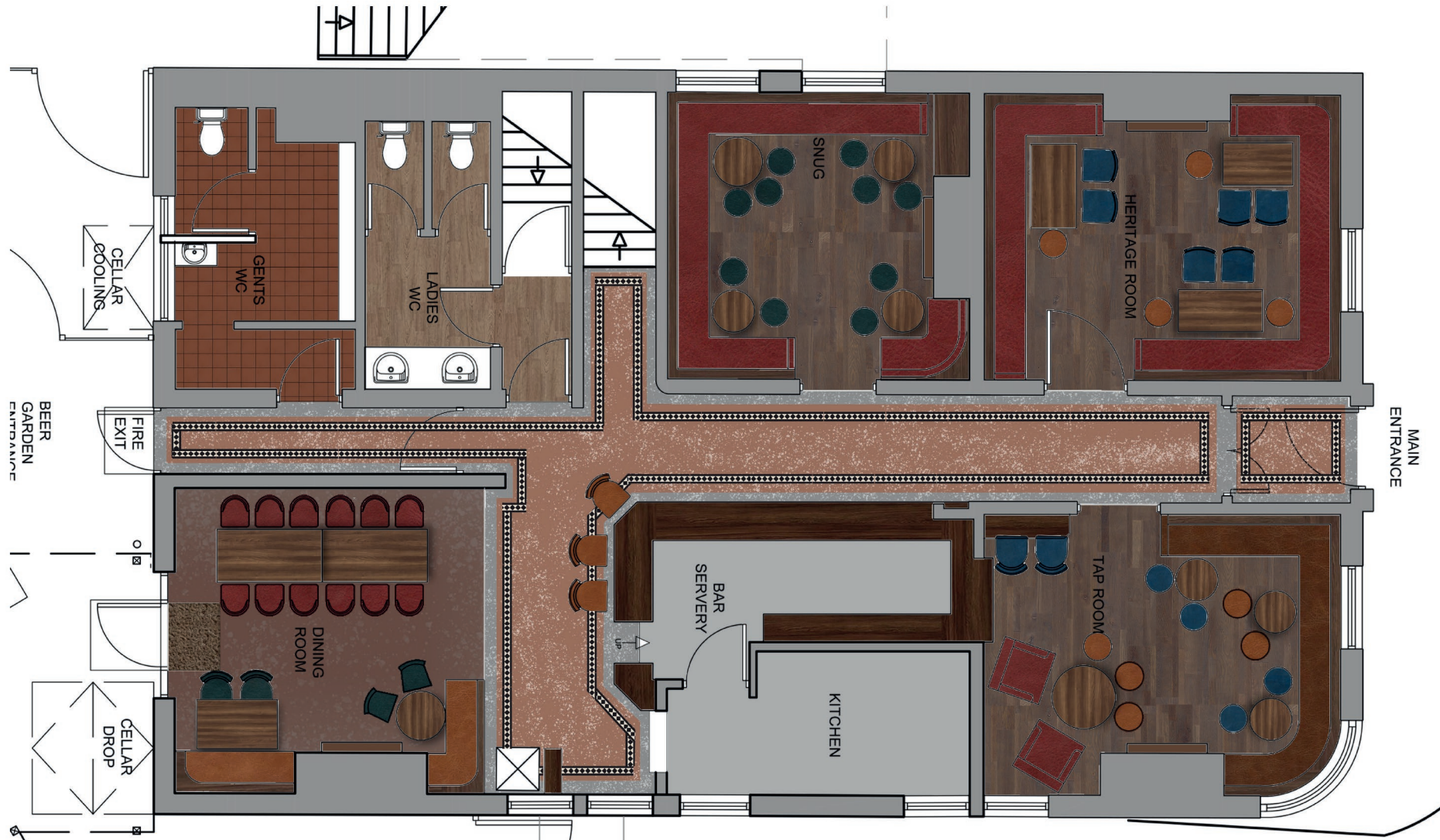


Feature Graffiti wall

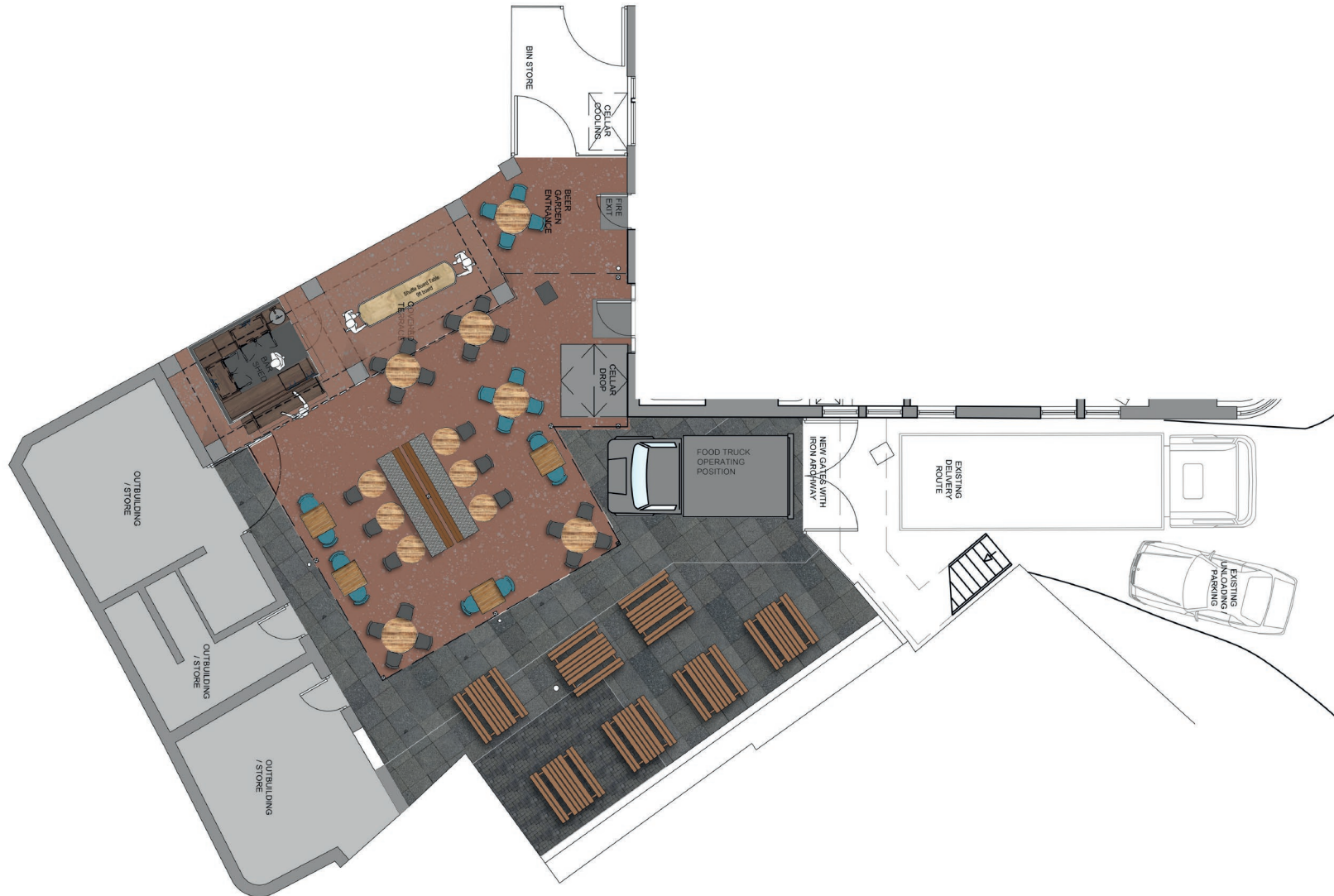


Patterned Resin bound floor

RENDERED FLOOR PLAN



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

TRADING AREAS

The trading areas will be refurbished and redecorated throughout, in line with the feel of the rest of the pub. Works will include:

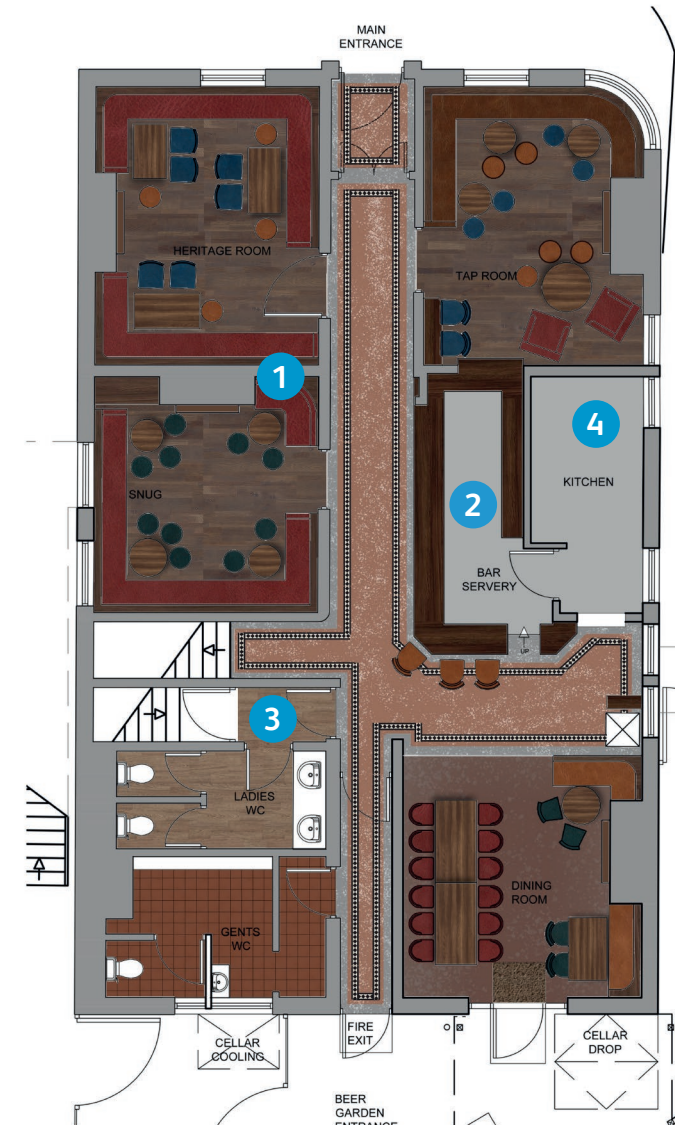
- Form opening to dining room down to ground level and make exposed finishes
- Lay new entrance matting to front and rear
- Lay new Altro safety flooring
- Clean and repair existing tiled floor
- New wall tiling throughout the pub
- Alter and adapt existing fireplace with new tiling and loose bric-a-brac
- Form new entrance door to rear patio with side screens
- Supply and install new dart board surround
- Reglaze curved window in clear Perspex
- Form new fixed seating as the designer's layout
- Form two new doors to corridor with FD30 vision panel
- Recover and refurbish existing fixed seating

2

BAR AREA

The bar area will be refurbished with a premium finish, in keeping with the modern feel of the pub. Works will include:

- Alterations to backfitting incl polishing countertop, new curved arched back bar and tiles /mirrors
- Refurbish front bar incl polishing
- Remove existing over bar, make good and form new brass gantries
- Decoration throughout all internal trade areas including bar servery



FLOOR PLANS & FINISHES

3

TOILETS

The ladies and gents toilets will be refurbished and redecorated throughout. Works will include:

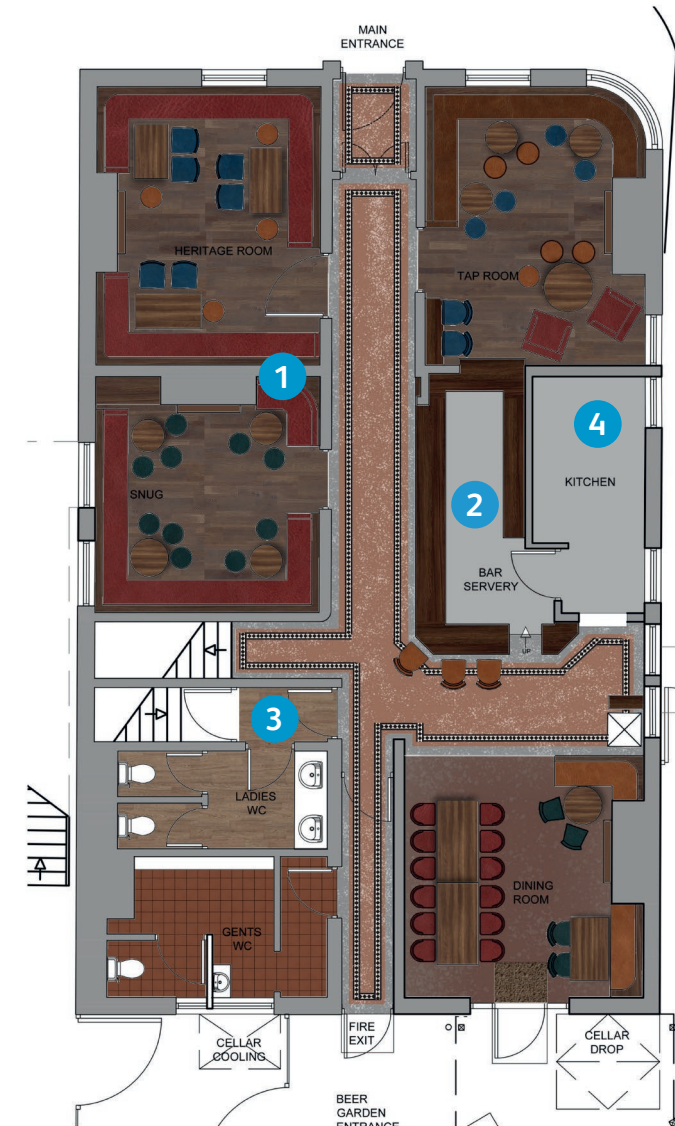
- Supply and install new vanity units
- Remove existing flooring
- New wall tiling throughout
- Lay new vinyl flooring
- Decoration throughout WC areas to all previously painted finishes
- Remove existing sanitary fittings and vanity units and make good
- Supply and install new WC and cistern incl all wastes and connections
- Supply and install set of urinals including all wastes, sparge pipes and cistern
- Supply and install new wash hand basins incl taps, all wastes and connections

4

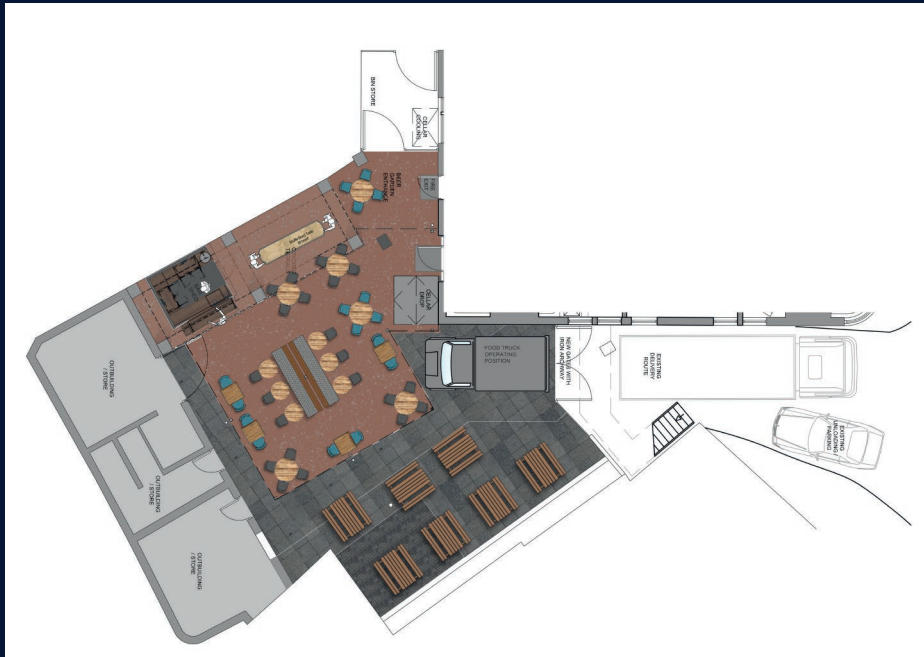
KITCHEN & CELLAR

The addition of a small kitchen in the pub will allow a food offer to be introduced. Works will include:

- Decoration throughout kitchen area
- Lay new Altro safety flooring
- Supply and install new kitchen equipment - refer to separate Lloyds quotation and plan
- Form new kitchen fire door with hold open device
- Strip out existing trade kitchen ventilation, wall coverings and flooring
- Demolish section of kitchen wall and make good, exposed finishes
- Decoration to cold store area
- Smart dispense upgrade



EXTERNAL REFURBISHMENT



SIGNAGE AND EXTERNAL AREA

The pub exterior, lighting and signage will be refreshed to position it as an attractive modern pub. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior. Works will include:

- External decorations to all previously painted surfaces including outbuildings
- Form new timber pergola
- Remove decked area and make good finishes
- New resin bound floor finishes, including strip up existing and level
- Improve existing paving and tarmac finishes, including delivery route
- Form new gates with iron archway
- Form new bin store with pair of gates Form new shed and fit out as new bar
- New signage scheme to be installed including graffiti mural
- Supply new lighting and lamps



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