



About the Opportunity



Why Invest?

Exciting Opportunity: The Royal Oak, Aughton Pub Refurbishment!

The Royal Oak sits in the heart of Aughton, a well-connected village in Lancashire. With a spacious internal layout and large beer garden, it has all the right features to become a thriving pub for the local community. A full internal and external refurbishment will enhance the pub's kerb appeal, improve customer flow, and create distinct spaces for dining, drinks, and socialising.

Elevate Your Investment: Witness the Transformation

The investment will transform the Royal Oak into a welcoming, quality pub serving great food and drink in a relaxed setting. With 98 internal covers and 130 externally, the venue is well placed to cater for families, casual diners, and locals alike. The refurbishment will reposition the pub to better meet modern expectations, while keeping the traditional charm that makes it a much-needed community asset.

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Target Customers

Community Diners:

- Local residents looking for great-value pub food in a relaxed setting. The refreshed décor and layout will create a welcoming space to enjoy lunch or dinner with friends and family.

After-work Socialisers:

- With a strong drinks offer, comfortable bar area and a large beer garden, the Royal Oak will appeal to those winding down after work or meeting up for casual drinks.

Families:

- The pub's size, open-plan layout and extensive external seating make it a convenient and appealing choice for family meals or weekend visits.

Weekend Treat Seekers:

- Visitors from nearby areas who want a laid-back venue offering solid pub classics, friendly service, and occasional entertainment.

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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.

Food:

- A straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

Coffee:

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

Events:

- The pub will offer live music and other 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:

- Full internal redecoration.
- New flooring throughout.
- New tables and chairs.
- Two new waitress stations.
- New dado height panelling.
- Brick slips and wallpaper to feature walls.
- New bar frontage.
- Alterations to upper and lower back bar.

2 Customer Toilets:

Gents:

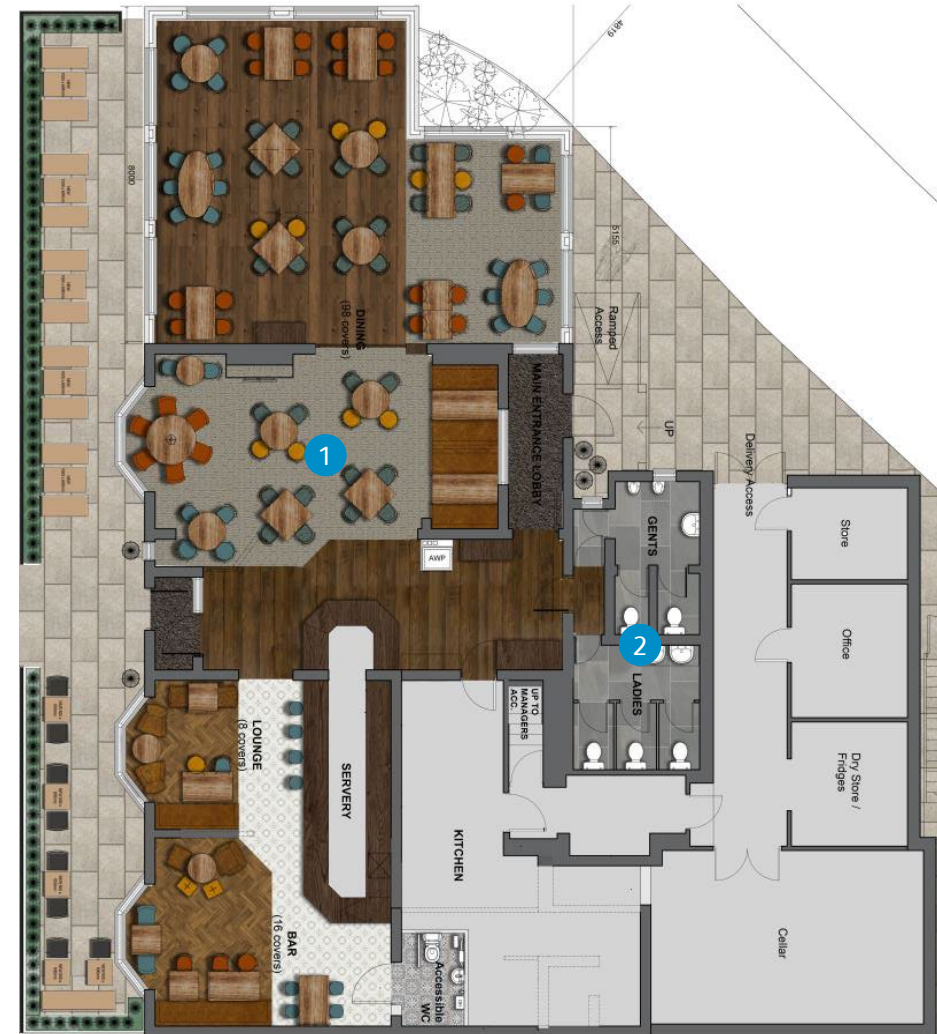
- New vanity unit and washbasins, retained and cleaned flooring and wall tiles. New lighting, mirrors, and bric-a-brac.

Ladies:

- New vanity unit and washbasins, retained and cleaned flooring and wall tiles. New lighting, mirrors, and bric-a-brac.

Accessible:

- New fully compliant accessible toilet.



Floor Plans & Finishes

3 Catering Kitchen:

- Extension into former storage room.
- New Altro flooring.
- New extraction canopy.
- New kitchen equipment (per Template Four).
- New whiterock to specified walls.

4 Cellar:

- New floor screeding.
- Decorations where required.
- Fire boarding to ceiling.

5 Private Accommodation:

- Redecoration where required.
- New kitchen and bathroom where required.
- Floor preparation works only (plywood flooring).



External Refurbishment



Signage and external works:

- New signage and lighting.
- New ramped access.
- External decorations and repairs.
- Extension to provide 52 additional covers.
- Relocation of disabled parking bays.
- Repairs to rear fire escape.
- Clean and repoint flagstones.
- New planters, screening and benches at the front.
- General landscaping.



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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.

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