



About the Opportunity



Why Invest?

Royal Refurbishment Planned!

The Royal Oak is set for a major refurbishment. Internally, the pub will be extended, resulting in a significantly larger and more open interior. The addition of a new kitchen will introduce dining to the Royal Oak, and a redesign of the front area will be undertaken to maximize the efficiency of the space. The overall style of the interior will reflect a Premium Local ambience, combining modern elements with a touch of traditional charm, creating a welcoming and comfortable atmosphere for customers.

On the exterior, there will be enhancements made to the front of the pub to improve its kerb appeal. The existing car park and gardens, which are already in good order, will remain untouched. The external refurbishment is designed to give the pub a fresh and appealing look that will attract both regulars and new patrons. The combined impact of these refurbishments is expected to be significant, driving a substantial increase in trade.

Incredible Demographics

The Royal Oak in Aughton, West Lancashire, holds a fabulous location at the end of a dual carriageway that funnels traffic from the north end of Liverpool into the West Lancashire villages, Southport and Ormskirk. Aughton is renowned for its significant affluence, boasting two Michelin-starred restaurants. The demographics in the area skew towards high affluence, and nearby Edge Hill University adds a youthful, dynamic element. With limited local competition, the Royal Oak is uniquely positioned to serve the local community. Notable landmarks such as Edge Hill University, Aintree Racecourse, and easy access to Liverpool and major motorways enhance its appeal.

Uncapped Potential

The Royal Oak presents an outstanding investment opportunity with its limitless potential. Boasting 133 covers inside and an additional 142 externally, it'll be a spacious and welcoming environment. The presence of a well-maintained garden, ample car park, and a commitment to offering great food creates a unique selling point, especially considering it has no direct competitors in the area. The pub's capacity for growth is substantial, making it an ideal venture for an experienced and hands-on operator who can cater to the needs and desires of the local community whilst continually evolving to meet the demands of their patrons.

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Target Customers

When refurbished, the Royal Oak will appeal to:

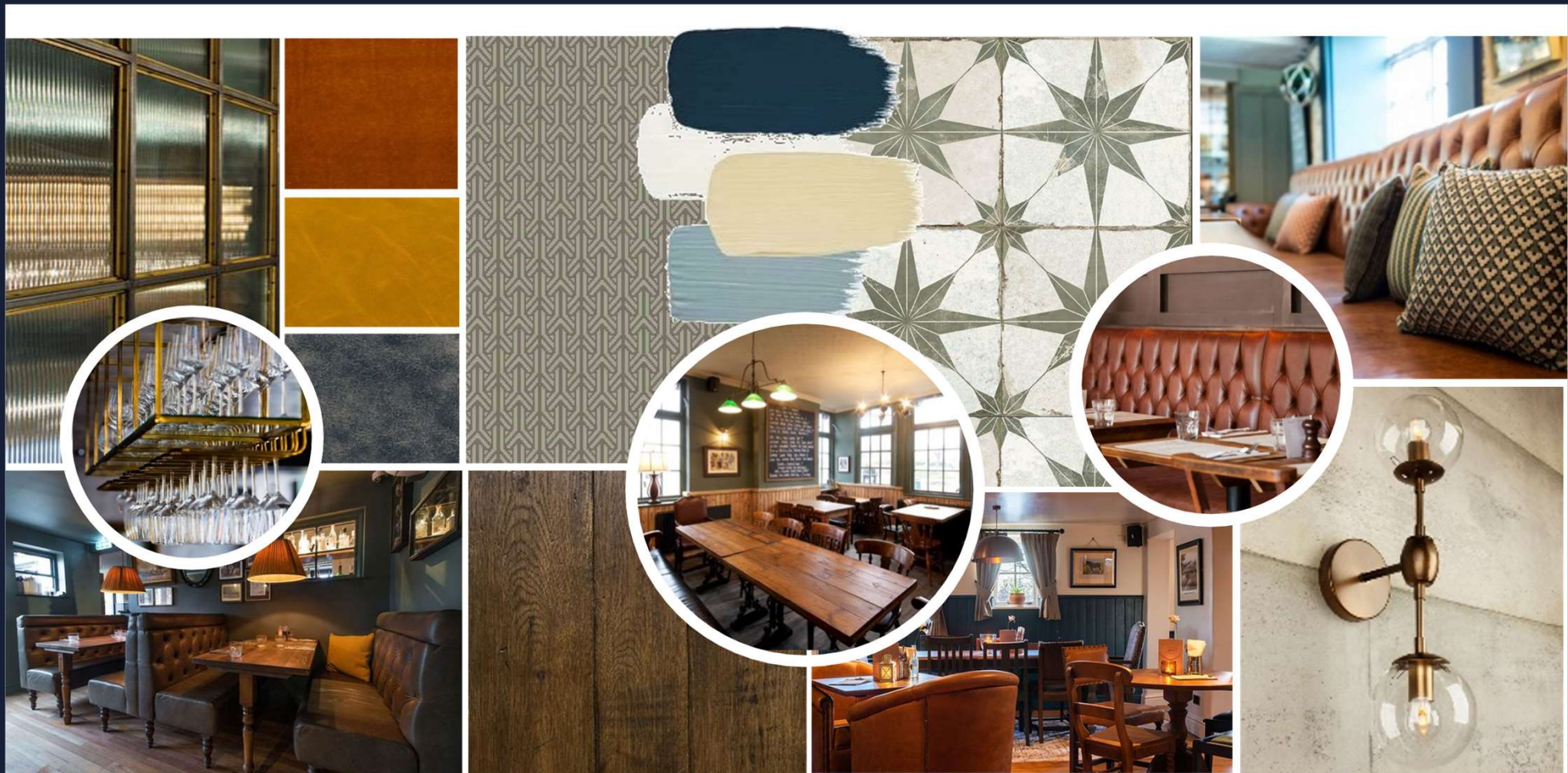
- Groups of friends & neighbours catching up over a drink
- Families looking for a good quality meal in a premium environment
- The entire community. Expect to see community groups and charity events

Offer

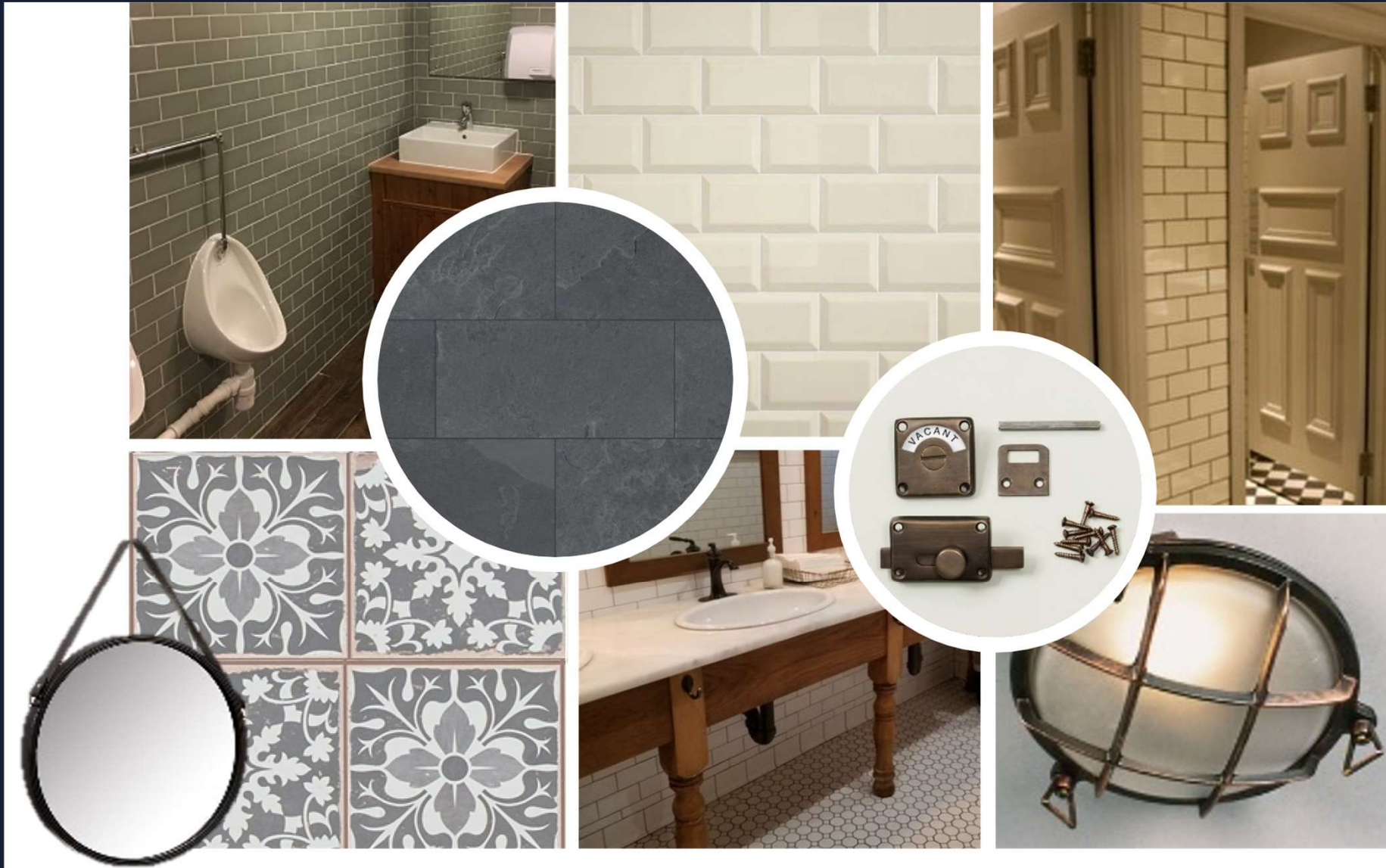
When refurbished, the Royal Oak will offer:

- A premium range of beers, ciders, wines & spirits.
- Cask & Craft ale, as well as 0.0% draught option
- A premium food offer
- Live sports through Sky & TNT. Quizzes, charity fundraisers, live entertainment and food led theme nights
- A coffee offer to match the quality of the venue

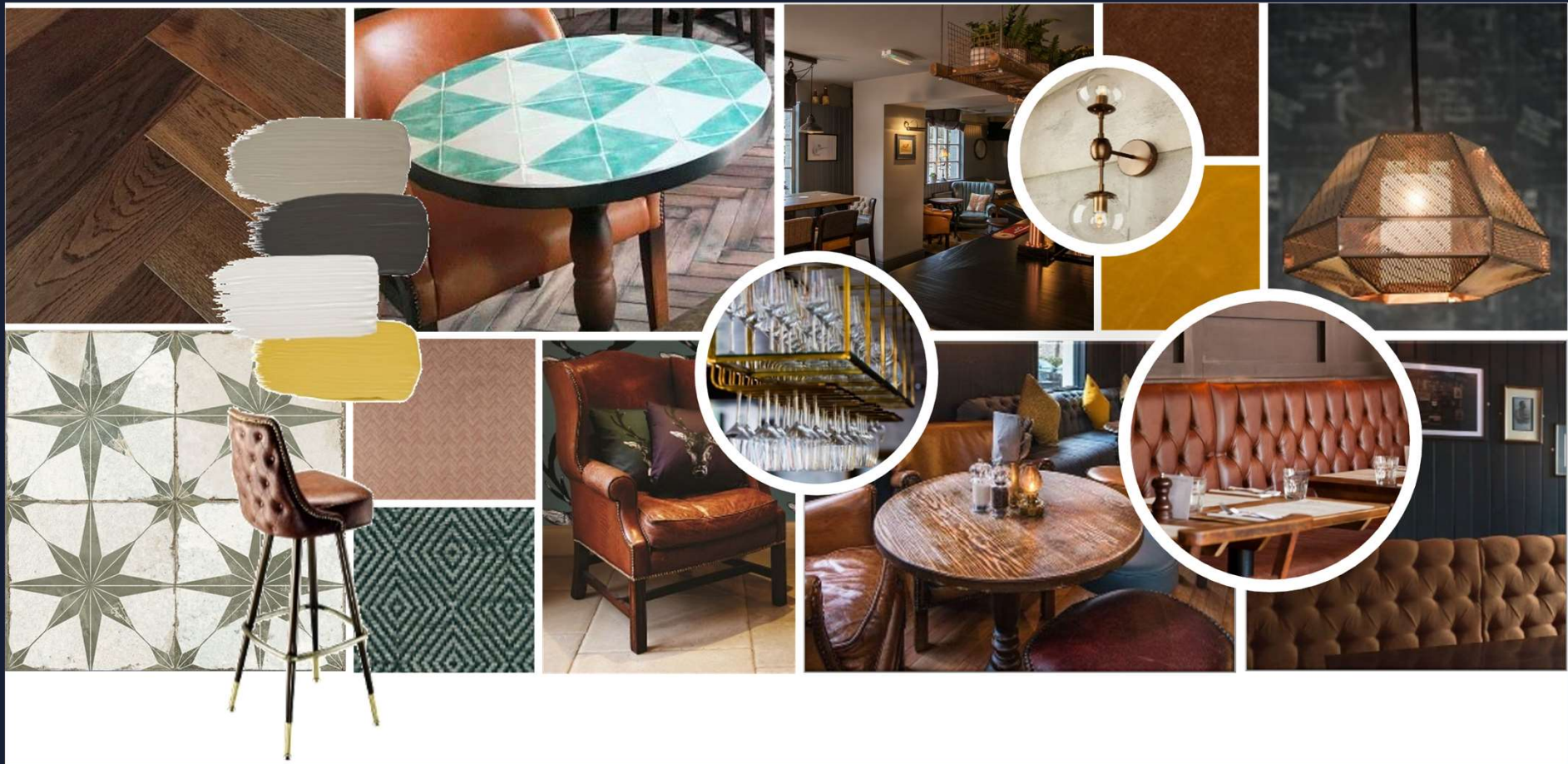
Internal Mood Board



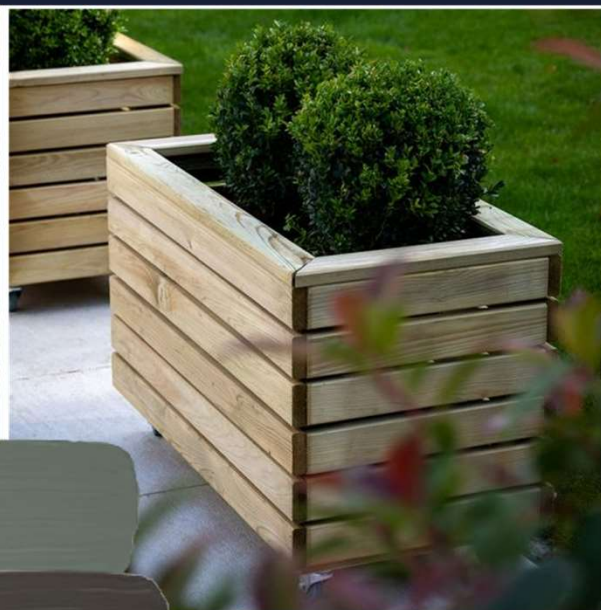
Internal Mood Board



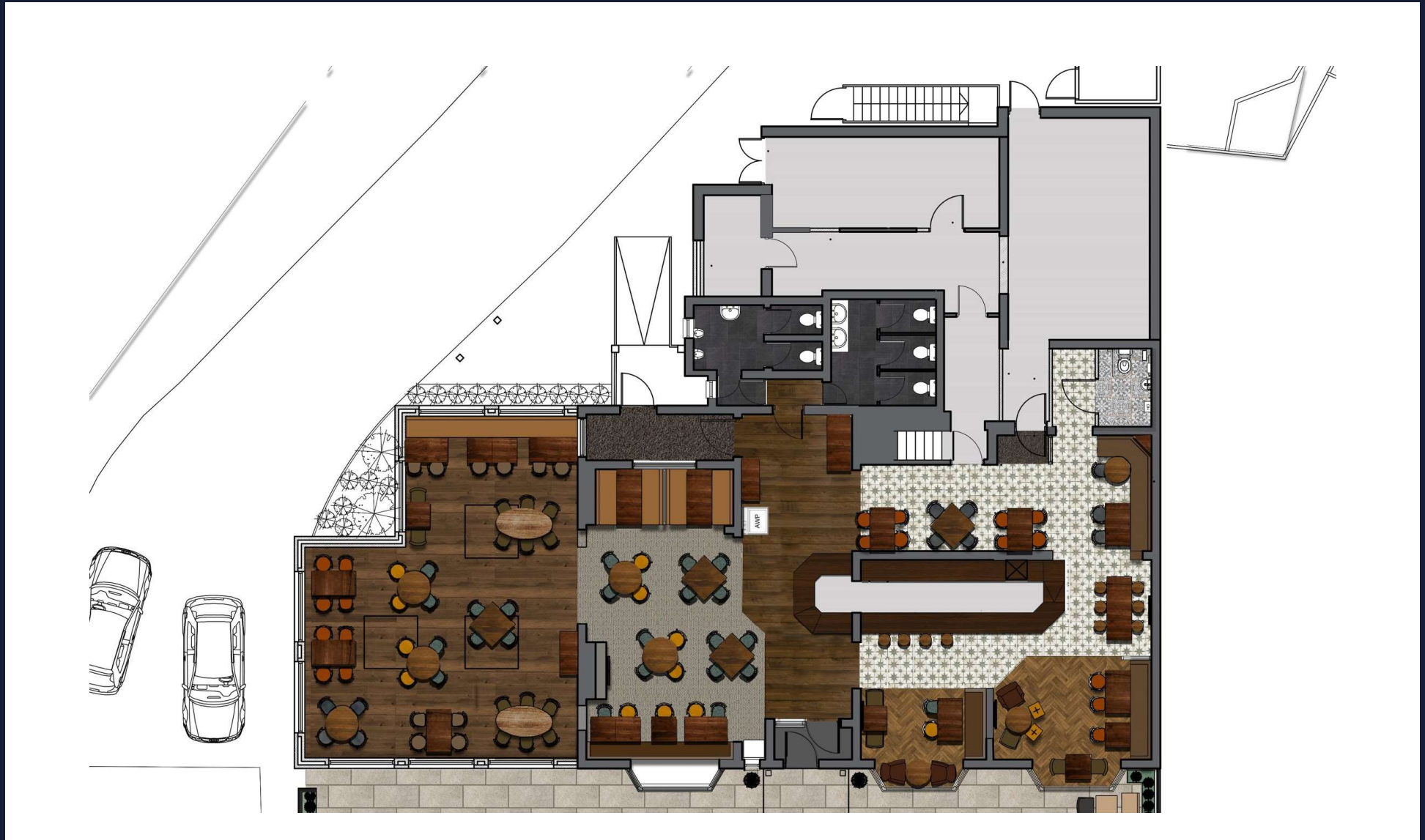
Internal Mood Board



External Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 Bar Servery

- New upper back bar
- Two new overbars
- Sand & Polish bar taps and fronts as necessary.

2 Dining Room

- New flooring throughout (timber floor to extension and carpet to existing dining area)
- Extend to allow an additional 52 covers
- New F&F and lighting

3 Toilets

- New vanity units & hand wash basins
- New lighting & ventilation
- Clean and retain wall & floor tiles
- New door & flooring to accessible WC

4 Back of House

- Relocate cellar, kitchen and storerooms.
- Build new cellar with SmartDispense installed
- Build new kitchen with walk-in cold room.



External Refurbishment



Signage and external area

Works will include

- New external furniture and general landscaping works
- New signage & lighting.
- External decorations and decorate & refill the planter boxes, and supplement with new planters where necessary.
- New ramped access from car park.
- Widen access road.
- Relocate disabled parking bays to the main car park.
- New pergola to main entrance.
- White line the car parking spaces
- Clean and re-point paving.



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**