



# About the Opportunity



## Why Invest?

### Exciting Opportunity: The Black Lion Pub Refurbishment!

We're investing in giving this pub in Snaith a much-needed refresh, inside and out. The plans include new signage, external redecoration and repairs, plus a makeover indoors to modernise the space and highlight sport as a key focus. With 52 internal covers, a beer garden with 12 more, and three-bedroom private accommodation, it's set up to work well as a proper community pub.

### Elevate Your Investment: Witness the Transformation

Located close to the train station and the old mill brewery, the pub has great transport links and a steady mix of local trade and passing custom. The refurbishment will make it stand out as a well-backed community hub with sport at its heart – ideal for someone who wants to be hands-on, grow their own local following, and make the pub a place people choose to spend time.

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## Target Customers

### Local Regulars:

- Residents of Snaith looking for a quality, modernised community pub where they can relax, catch up with friends and enjoy a pint. They'll be drawn to the refreshed look and welcoming atmosphere.

### Sports Fans:

- People who want a place to watch live matches with a good choice of drinks and plenty of support for local teams. The upgraded sports focus will give them a reason to visit regularly.

### Commuters & Visitors:

- With the train station and M62 nearby, the pub will attract those travelling through or working locally who want somewhere convenient for a drink or social stop.



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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.

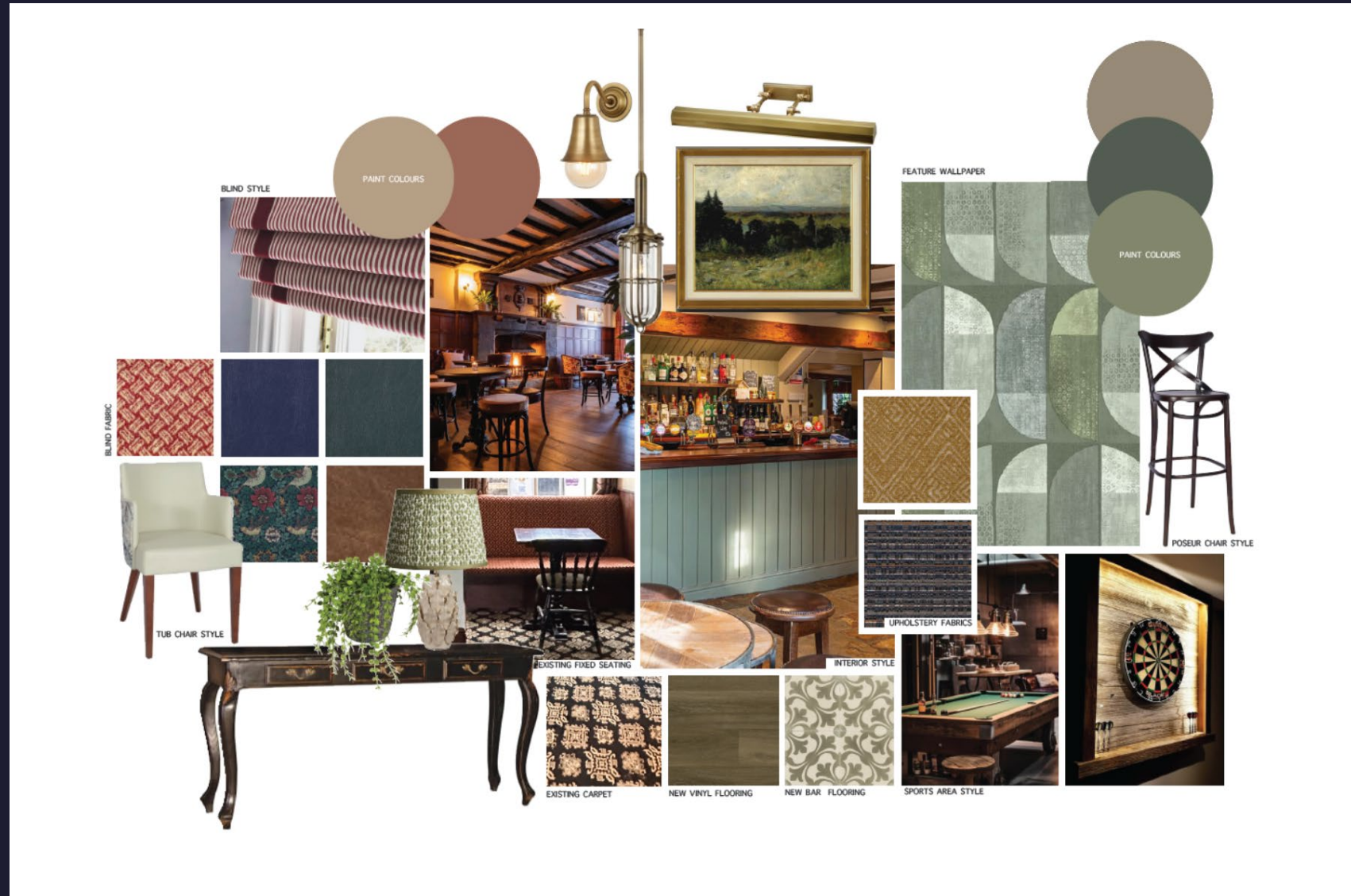
### Coffee:

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

### Events:

- Live sports will be the main attraction, supported by local team events and periodic live entertainment. This mix will make the pub a lively spot for both regulars and visitors.

# Internal Mood Board



# Internal Mood Board



# Rendered Floor Plan





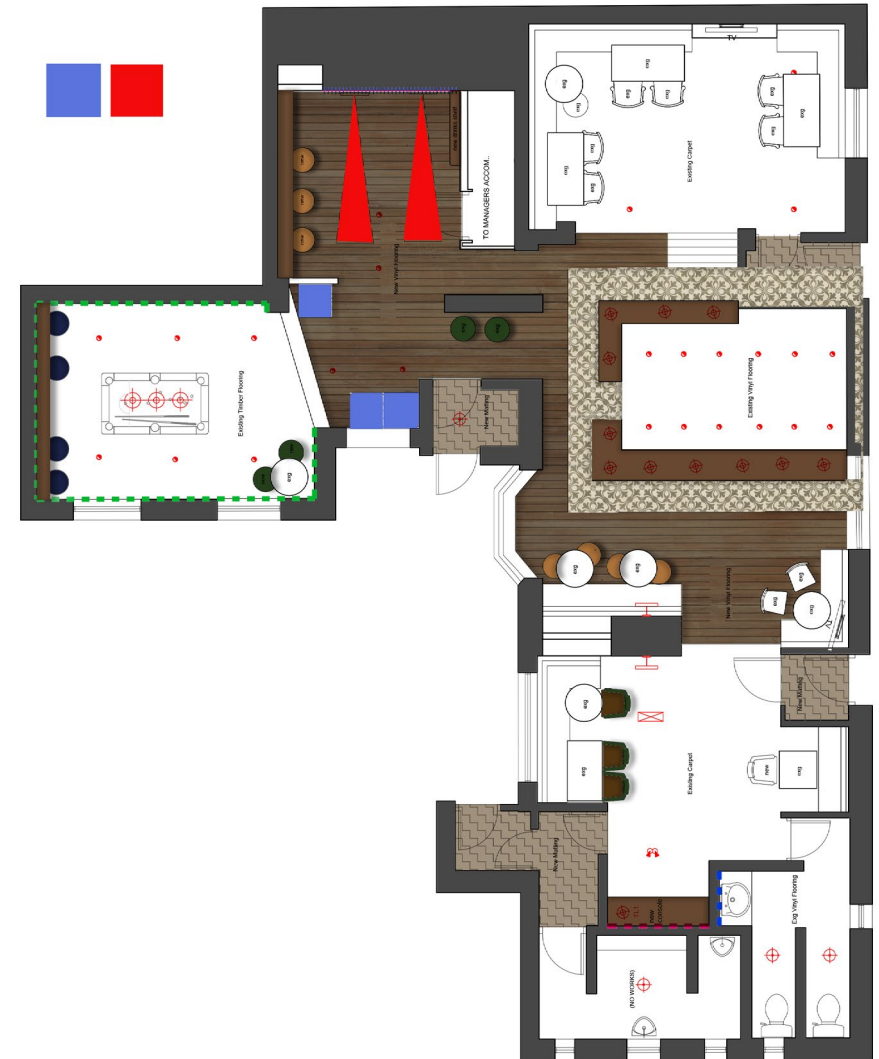
# Floor Plans & Finishes

## 1 General Trade Areas:

- Full internal redecoration to trade areas and bar counters
- New lighting to existing positions
- Refurbish existing furniture where possible
- New bric-a-brac,
- Retain existing fixed seating,
- New working curtains

## 2 Bar Area:

- Retain existing carpet
- New timber effect vinyl flooring
- Remove section of fixed seating and make good
- Install two darts throws with feature surrounds
- New drinks shelf
- New bric-a-brac
- New poseur furniture





# Floor Plans & Finishes

## 3 Bar Servery:

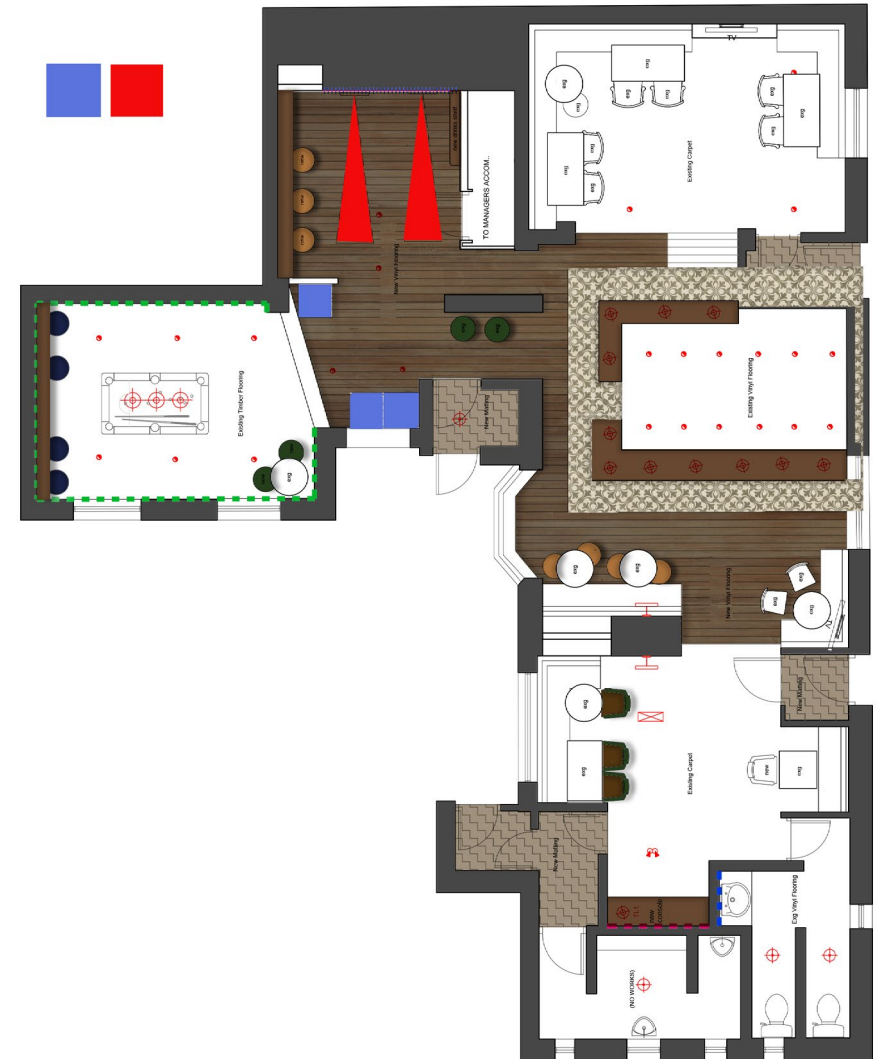
- Refurbish and adapt existing back bar with new tiling
- New bar apron
- Retain existing vinyl floor
- New pendants to existing positions
- Board over front bar in v-groove boarding with feature paint finish

## 4 Main Entrance:

- New matting
- New light to existing position
- Full decorations

## 5 Pool Area:

- New poseur furniture
- New lighting to existing positions
- Full decorations including feature wallpaper
- New drinks shelf
- Retain existing timber floor



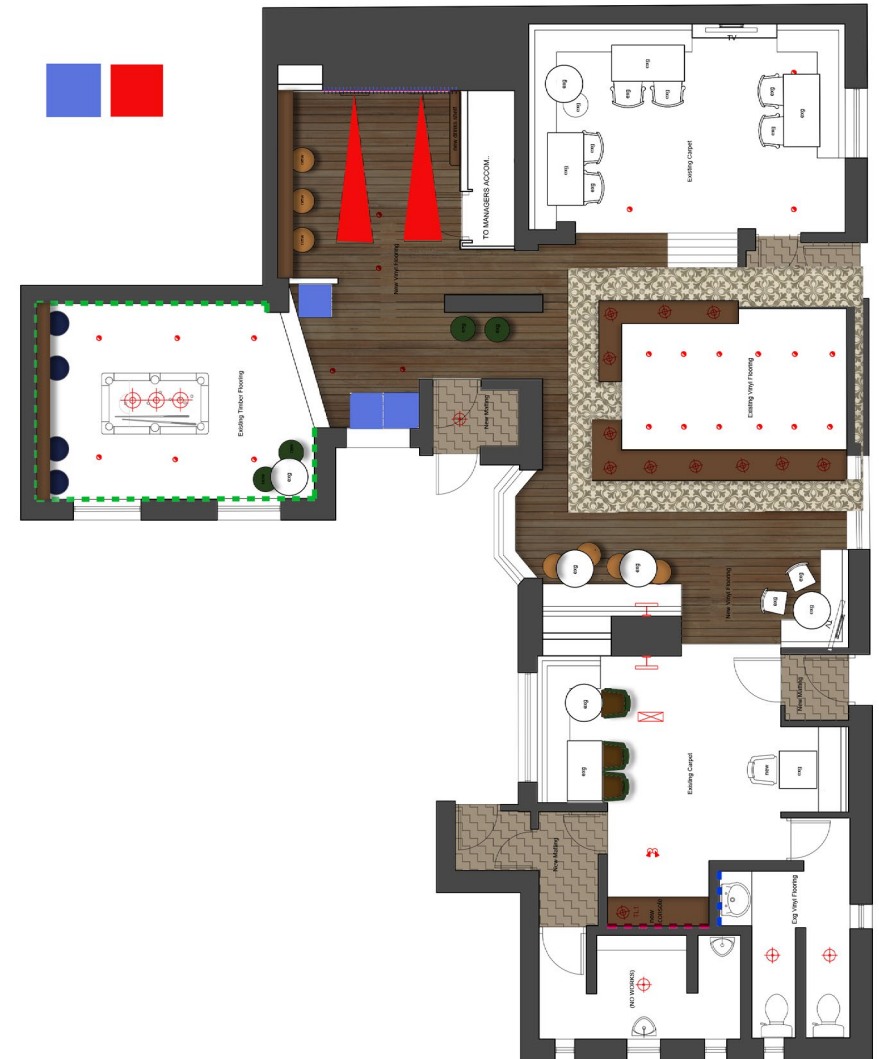
# Floor Plans & Finishes

## 6 Ladies Toilets:

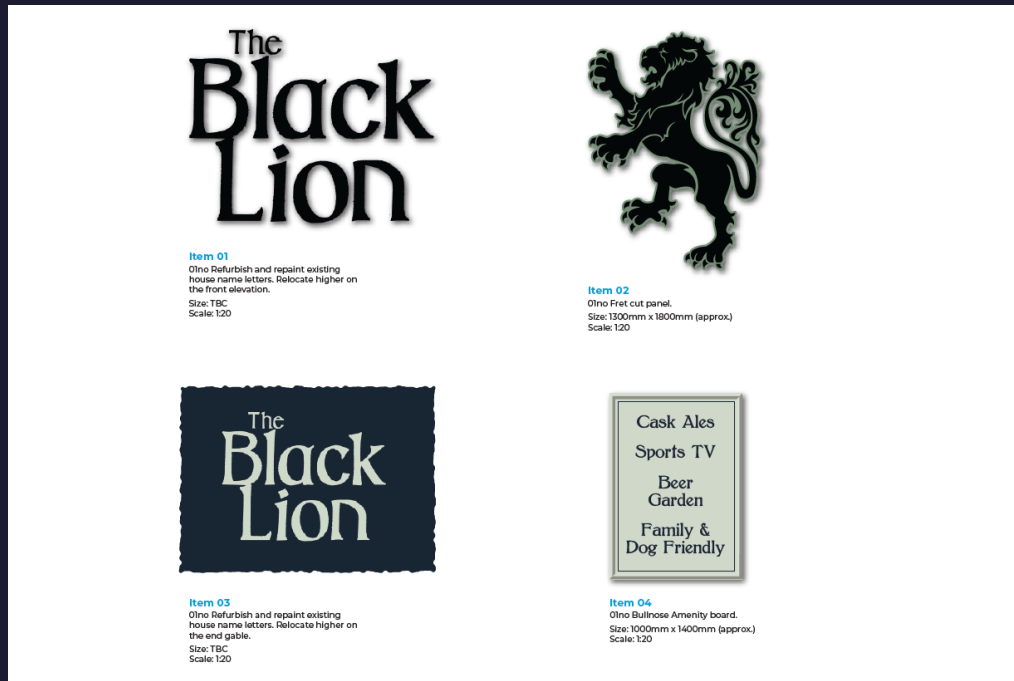
- V-groove panelling to rear of vanity
- New vanity top
- New countertop sink
- New mirror
- Decorations to beams, v-groove board and ceiling

## 7 Lounge:

- Remove darts throw and make good walls
- Investigate damp from urinal and overboard wall with v-groove panelling
- Floor repairs
- Full decorations
- New bric-a-brac
- New lighting to existing positions
- New and refurbished furniture



# External Refurbishment



## Signage and external works:

- Low level external decorations (with traffic management as needed)
- Full new external signage and lighting scheme



## 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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 [www.starpubs.co.uk](http://www.starpubs.co.uk)

● The Black Lion, 9 Selby Road, Goole, DN14 9HTXX ●