

About the Opportunity









Why Invest?

Exciting Opportunity: The Roebuck, Pub Refurbishment!

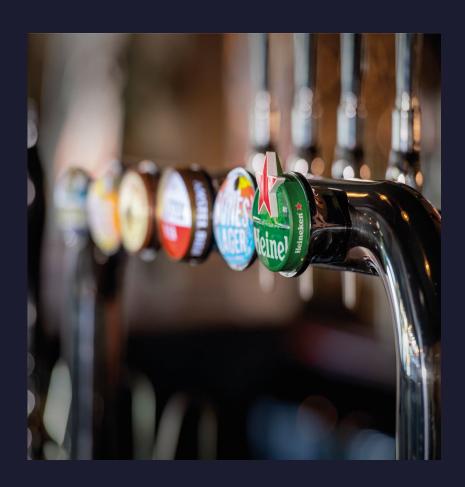
A full refurbishment is set to breathe new life into The Roebuck, right in the heart of Chapel-en-le-Frith. Inside, the trading area will be fully redecorated to create a warm, welcoming interior that suits both locals and visitors. Kitchen works will support a simple home-cooked menu, while five charming letting rooms offer additional income and overnight trade.

Elevate Your Investment: Witness the Transformation

Outside, the pub will benefit from refreshed signage, lighting and redecoration to boost its appeal and visibility in this scenic Peak District setting. With a central location, a strong bar trade, and the opportunity to serve drinks, food and accommodation under one roof, The Roebuck is well positioned to become the go-to pub in town.

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Target Customers

Local Residents:

 A traditional and friendly pub with a quality drinks range and great service will make The Roebuck a regular spot for locals to relax and catch up.

Weekend Walkers and Day-Trippers:

• With the Peak District on the doorstep and strong transport links, the pub is ideally placed for walkers, cyclists and visitors in search of refreshment and comfort.

Tourists and Short-stay Guests:

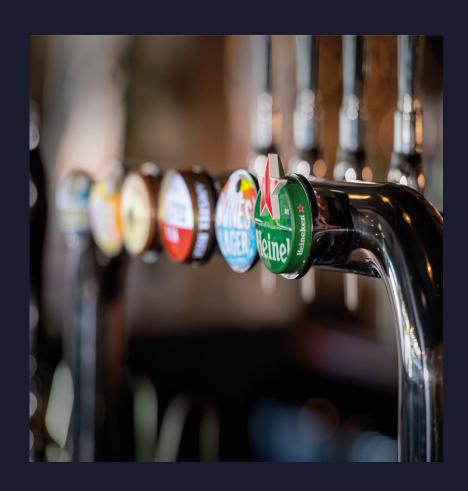
• Five letting rooms offer characterful accommodation in the heart of the village, appealing to leisure visitors exploring the region.

Community Socialisers:

• The mix of live sport, quizzes, bingo and local entertainment will attract regulars and provide a strong rhythm of the week.

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The Offer

Drinks:

• The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines 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 simple menu of traditional, home-cooked pub classics designed to meet local demand and suit both residents and visitors.

Letting Rooms:

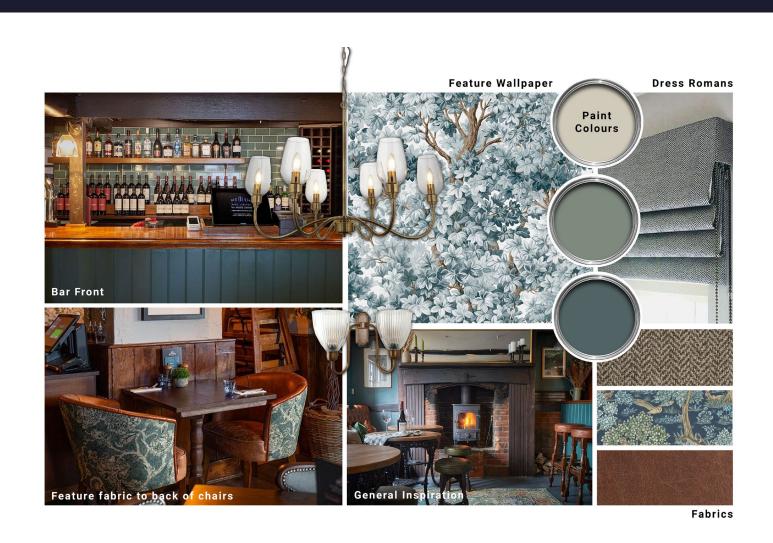
• Five letting rooms add a valuable income stream and attract overnight trade from tourists and business travellers alike.

Events:

• The pub will offer live sports, quizzes, bingo, and events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board





Rendered Floor Plan





Floor Plans & Finishes



- Internal decorations throughout.
- All flooring polished or deep cleaned as required. No new flooring provided.
- Retain and clean existing fixed seating.
- Refurbish all loose furniture.
- Install new light fittings throughout.
- Check fire flue for compliance.
- Install feature wallpaper.
- Fit new Roman dress blinds and roller blinds.
- Install new back bar with drink shelves, tiling and mirrors.
- Sand and stain bar top.
- Sand and decorate bar front.

Customer Toilets:

- Minor decorations.
- Deep clean throughout.
- New non-concussive taps.





Floor Plans & Finishes

- Private Accommodation:
 - No works to be completed.

Sustainability:

- Loft insulation installed.
- LED lighting throughout.





External Refurbishment







Signage and external works:

- External repairs to windows, walls and cills.
- New signage and lighting.
- Decorate front door.
- Replace fan light with glazed panel above the door.
- Redecorate B&B entrance door.
- Install new planter boxes to window cills.

