





# 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

## 1 General Trade Areas:

- 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.

## 2 Customer Toilets:

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





# Floor Plans & Finishes

## 3 Private Accommodation:

- No works to be completed.

## 4 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.



**STAR**  
— PUBS —

## 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)

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