



THE BULL INN, 34 HIGH STREET, WHITWELL, SG4 8AG

ABOUT THE OPPORTUNITY



WHY INVEST?

Major refurbishment planned

An extensive refurbishment at this beautiful pub in heart of a picturesque village in Hertfordshire, will include a complete redecoration and refurbishment to the indoor and outdoor trading spaces.

We will add a new external courtyard with heating and lighting which will allow for use throughout the year and not just the summer months. This will be a premium pub for locals and those further afield to visit.

Sensational location

The pub itself is located in Whitwell. The garden area backs onto a large field and shows off the beautiful rolling countryside that surrounds the Bull. The pub is also popular with walking groups due to its prime location. The pub benefits from affluent demographics and there are no competitor pubs within a 10-minute drive away.

Bags of potential

Having no direct competition, an excellent range of premium food and drinks, complete refurbishment and a stunning setting all gives the pub untapped potential to be a successful business. The Bull will give people a reason to stay local rather than going into town. The garden with its newly added courtyard will also be a key trade driver and it will boast almost 150 covers inside and out. All we're looking for is the right person to take on the pub.

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

Once refurbished, the Bull will appeal to:

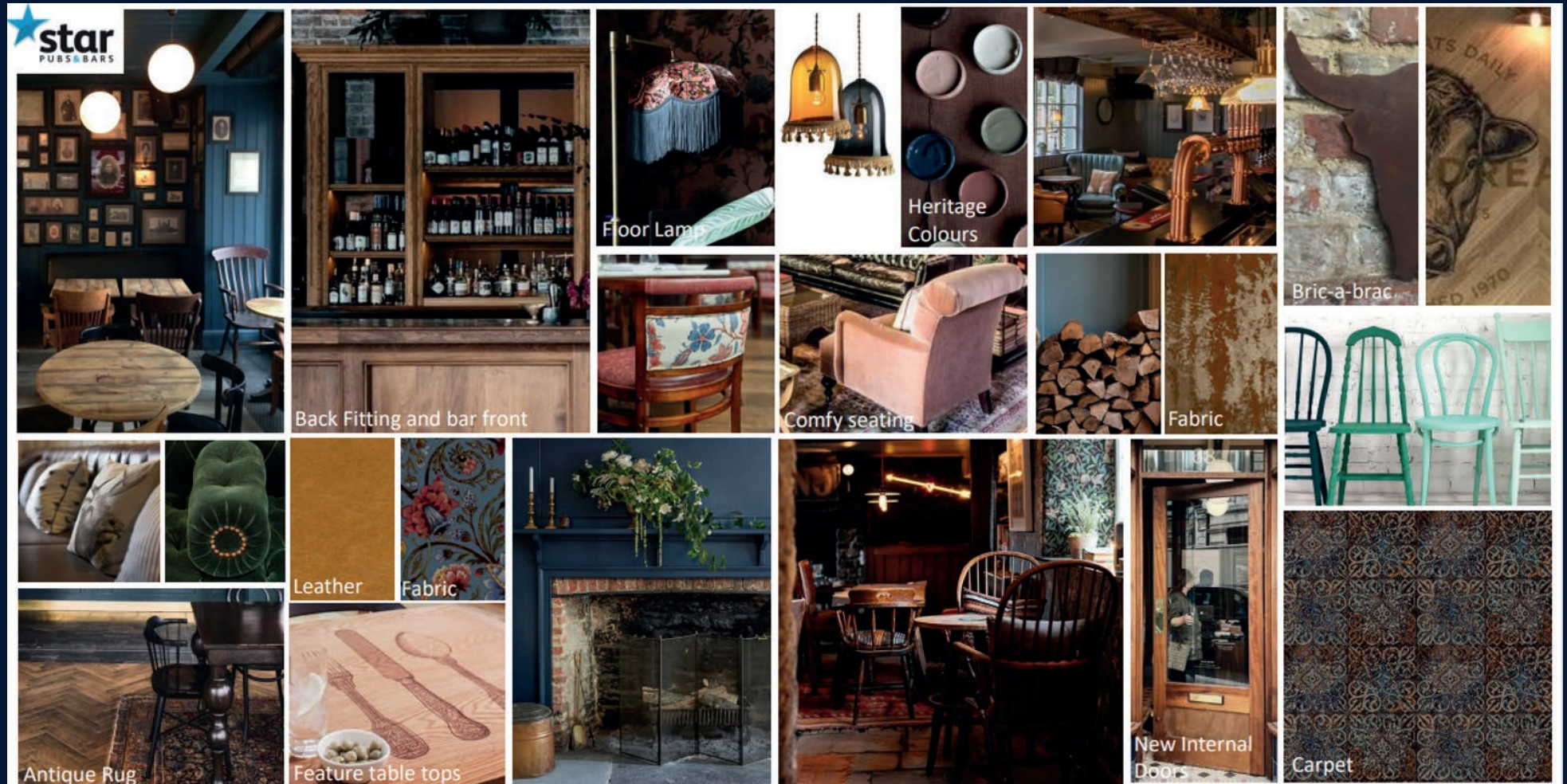
- A wide range of consumers, including local people and visitors
- Customers looking for a place to visit before, during or after a countryside walk

OFFER

When refurbished, the Bull's offer will be:

- Quality pub food will be a cornerstone of the offering, and this will be supported by premium drinks options including lagers, wines, ciders and spirits.
- A coffee offer will increase daytime trade
- Quiz and theme nights throughout the week
- Village community events hosted in the pubs outdoor areas will be another key part of the pubs offer

INTERNAL MOODBOARD



Concept
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The Bull, Whitwell

RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

INTERNAL AREAS

All indoor trading areas will be refurbished and redecorated throughout to create a premium feel to the pub. Works will include:

- Full internal redecoration in accordance with designer's drawings
- Bar alterations/replacement in accordance with designer's drawings
- Replacement floor coverings in accordance with designer's drawings
- Works in accordance with Spend to Let survey
- Provision of bric-a-brac and F&F in accordance with designer's drawings



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

The pub exterior, lighting and signage will be refreshed to position it as an attractive community pub. The transformation will enhance site visibility, highlight the pub's offering and complement the new look of the interior.

Works will include:

- Full external redecoration
- New signage scheme as per approved signage proposal
- Create bin store and undertake garden enhancements in accordance with designer's drawings
- Works in accordance with Spend to Let survey





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