



● SEVEN STARS, NEWARK LANE, WOKING, GU23 6DL ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Exceptional refurbishment

We are planning a full refurbishment that touches every part of the Seven Stars. We will be redecorating the entire interior of the pub. We will be redecorating the entire interior of the pub including new floor finishes. There will works to the bar, including overhauling sections of existing servery, sanding & re-staining the top plus a new upper back bar. The toilets will undergo decoration, including ladies toilets modified to create additional cubicle. The trade kitchen will receive required decoration and additional kitchen equipment (subject to surveys). The cellar will undergo decorations throughout and allow for new smart dispense.

The pub will benefit from external decoration, with new signage and lighting to enhance to the pubs curb appeal.

Fantastic location

The Seven Stars is located in the village of Ripley in Surrey. It is located between Guildford and Woking and has transport links to London. Ripley is located near the River Rey in a historic village of Surrey. The village has a mix of shops and local attractions from homewares, cafes and of course good pubs. There are a lot of good community events throughout the year, including Ripley Christmas Fair & Ripley Rocks – a charity music festival. There are strong affluence levels surrounding the pub with 61% high and 26% medium affluence. The local demographics suggest a good demand for quality food and drink.

Tap into this pub's potential!

The Seven Stars has the potential to be a great pub with great food. The refurbishment will attract the local demographic into a welcoming modernised pub. There is a big opportunity to drive good quality food with investment in trade kitchen. The existing beer garden to the rear of the pub will complement the new interior of the pub. All we're looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, The Seven Stars will appeal to a very broad spectrum of customers, including:

- Thriving Independence – well-qualified older singles with incomes from successful careers.
- Alpha families – high achieving families living fast-track lives, advancing careers, finances with their school aged kids.
- Diamond days – retired residents in sizeable homes whose finances are secured by significant assets and generous pensions.

OFFER

When refurbished, The Seven Stars will offer:

- Premium drinks range, from Amstel to craft beer offering from Beavertown & Brixton.
- A traditional pun food menu done to high standards.
- A coffee offer.
- Potential for tasting events & wine pairings as well as traditional pub quiz.

INTERNAL MOODBOARD

light paint colour to ceiling



SEVEN STARS
RIPLEY



new back bar



existing bar front

new stove



new carpet



patterned fabrics



feature wallpapers

EXTERNAL MOODBOARD

Item A. 1 no. Individual brass letters to front entrance. Lit by 3no. cowl lights.
 Item B. 1 no. New double sided fret cut pictorial sign with applied vinyl on new gold leaf post. Lit by 4no. cowl lights.
 Item C. 2no. New amenity boards with applied vinyl.
 Item D. 2no. Refurbished lanterns in gold leaf.
 Item E. 2no. Refurbished lanterns in gold leaf.
 Item F. 4no. LED floodlights.



RENDERED FLOORPLAN



FLOOR PLANS & FINISHES

1

INTERNAL TRADING AREAS

- Remove existing internal timber loft structure and make good
- Retain existing doors and ironmongery, except where highlighted in FRA that new fire door and frame required
- New floor finishes incl all preparation
- Decorations through out including feature wallpaper
- New timber panelling as indicated on drawing - refer also to mood board
- Remove all ex. Air scrubbers and redundant wall and ceiling fans and allow to make good internally to match
- Reuse existing timber screens as indicated on plan and decotate new timber decorative shelves
- Install new wood burning stove to garden room and all associated builders work to increase opening and install flue liner
- New timber mantel over
- Refurbish existing furniture and allow for new as required
- new fixed seating
- New light fittings
- New dress curtains and blinds
- New bric a brac/retain ex. for re-use
- New sign writing
- New carpet

2

BAR SERVERY

- Allow to sand back bar top and re-stain
- Allow cost to decorate over bar and refresh stain to bar front new back bar design to incl wine display and coffee machine c/w tiling and new shelving/lighting
- Allow cost for new back bar design to incl wine display and coffee machine
- C/w tiling and new shelving/lighting
- Re-position glasswash and sink



FLOOR PLANS & FINISHES

3

KITCHEN

- Allow for decorations throughout
- New safety flooring
- New moisture resistant lighting
- Modify all services to suit new layout
- Existing canopy and air intake to be investigated for re-use

4

BAR SERVERY

- Allow for decorations
- Repairs to ceiling and cellar flaps
- New lighting
- Allow for all works associated with installing new smart dispense
- Include for services/drainage works

5

GENTS WC

- Retain existing urinals new wc
- New raised floor to cubicle – tiled to match main floor
- Decorate throughout
- Existing floor tiles and wall tiling
- Replace existing lighting with new light fittings
- New 6" fan and handryer
- Repairs to ironmongery

6

LADIES WC

- Form new ladies cubicle including t and g style door and ironmongery
- Block up existing door openings – allow for privacy
- Film to glass and rehang existing door within ex
- Opening with new ironmongery
- New vanity and basin
- Existing floor and wall tiles
- New light fittings
- Install new 6" extract fan and handryer
- Repairs to ironmongery



- Existing picnic benches retained
- External decorations to all elevations
- New signage scheme re using existing pictorial post and bracket - new sign lighting





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**