



About the Opportunity



Why Invest?

Exciting Opportunity: Bulls Head, Denby Pub Refurbishment!

We're making a major investment into the Bulls Head in Denby, transforming it into the best food-led pub in the area. This is a full internal and external refurbishment, completely reimagining the trading space with a new layout, upgraded kitchen, and high-quality finishes throughout. Outside, a striking new look and enhanced front terrace will mirror the premium feel inside.

Elevate Your Investment: Witness the Transformation

Set in a rural village but close to large population centres, this site is perfectly positioned to become a standout destination venue. With a total of 124 internal and 80 external covers, a 49-space car park and a setting close to the Denby Pottery Visitor Centre, the Bulls Head will be a drive-to pub known for great food, relaxed occasions and consistent quality.

About the Opportunity



Target Customers

Destination Diners:

- With its upgraded kitchen, fresh interior and homecooked food offer, the pub will attract customers from surrounding towns looking for quality food in a rural setting.

Mature Socialisers:

- The relaxed atmosphere, large car park and consistent service will appeal to older couples and groups looking for a dependable, high-standard pub to return to again and again.

Families:

- Whether it's for Sunday lunch, a midweek meal or a family occasion, the welcoming layout and large outdoor space make this an ideal spot for family visits.

Casual Drinkers:

- The full premium drinks range and comfortable setting will also draw locals and visitors in for a relaxed pint, cocktail or glass of wine without the need to dine.

About the Opportunity



The Offer

Drinks:

- The pub will offer a premium 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:

- The offer will focus on homecooked meals, prepared fresh on-site and delivered with care. This will be a key differentiator in an area with limited premium food options.

Coffee:

- A proper coffee offer will attract early trade, support daytime visits and increase the pub's appeal to non-drinkers and casual guests.

Events:

- The pub will support community-led entertainment, including local sports teams, charity events and occasional live music or themed evenings.

Internal Mood Board

New Roman Blinds



Decorative Lighting



New Back Bar



New Back Bar



Bar Area



Real Fire



New fixed seating



New high furniture



New Timber Flooring



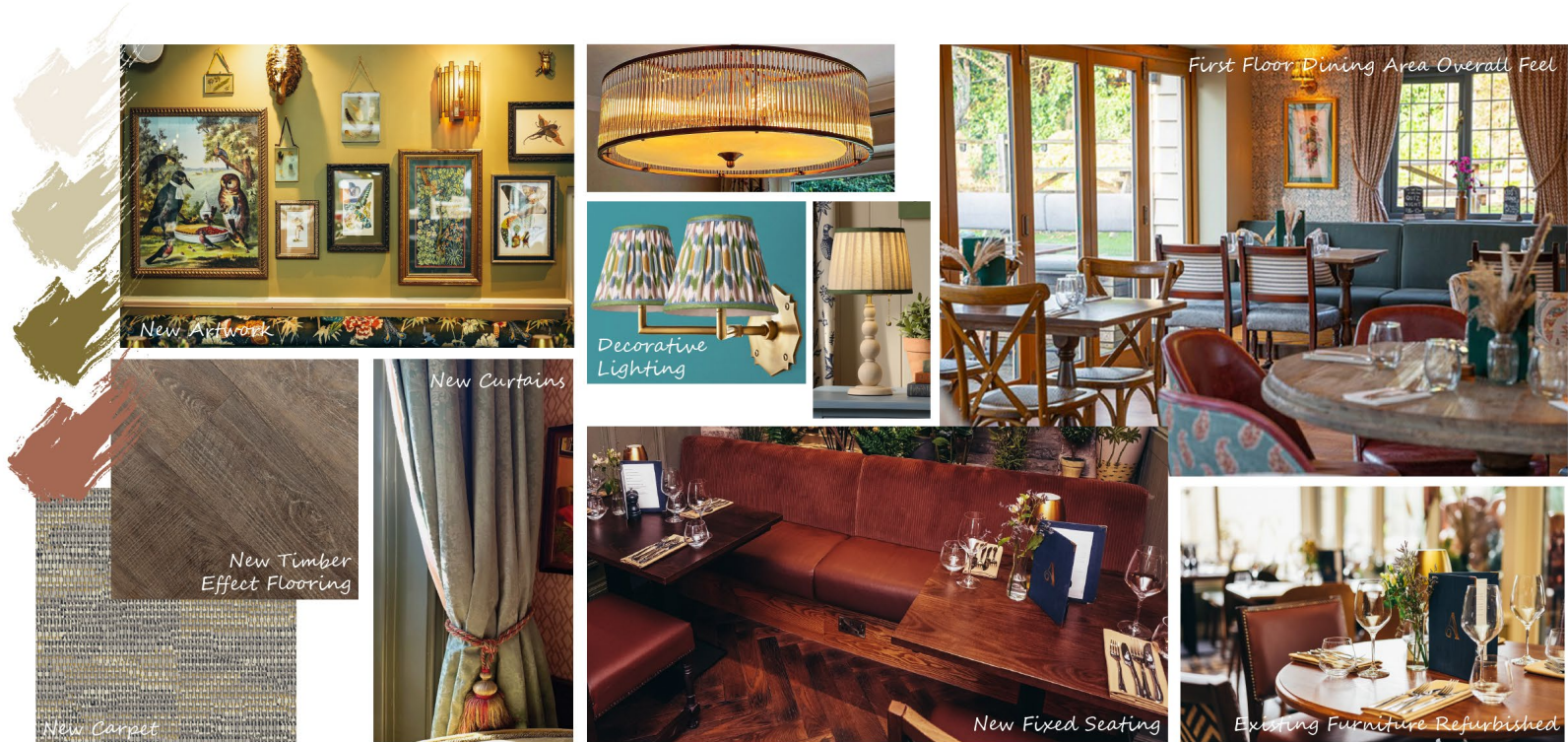
Existing Stone

New Floor Tiles



Front Bar to be Painted

Internal Mood Board



Internal Mood Board



New Carpet



New Timber Flooring



Metal Screen Divide with Planting



Part New Furniture



New Artwork



Planting & Lighting Ceiling Feature



Ground Floor Dining Area Overall Feel



Double Sided Fireplace

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Repaint all internal areas throughout.
- Add a new hand wash basin behind the bar.
- Upgrade bar fittings and re-stain and polish bar tops.
- Fit new floor finishes as shown on design plans.
- Install a new compliant trade kitchen.

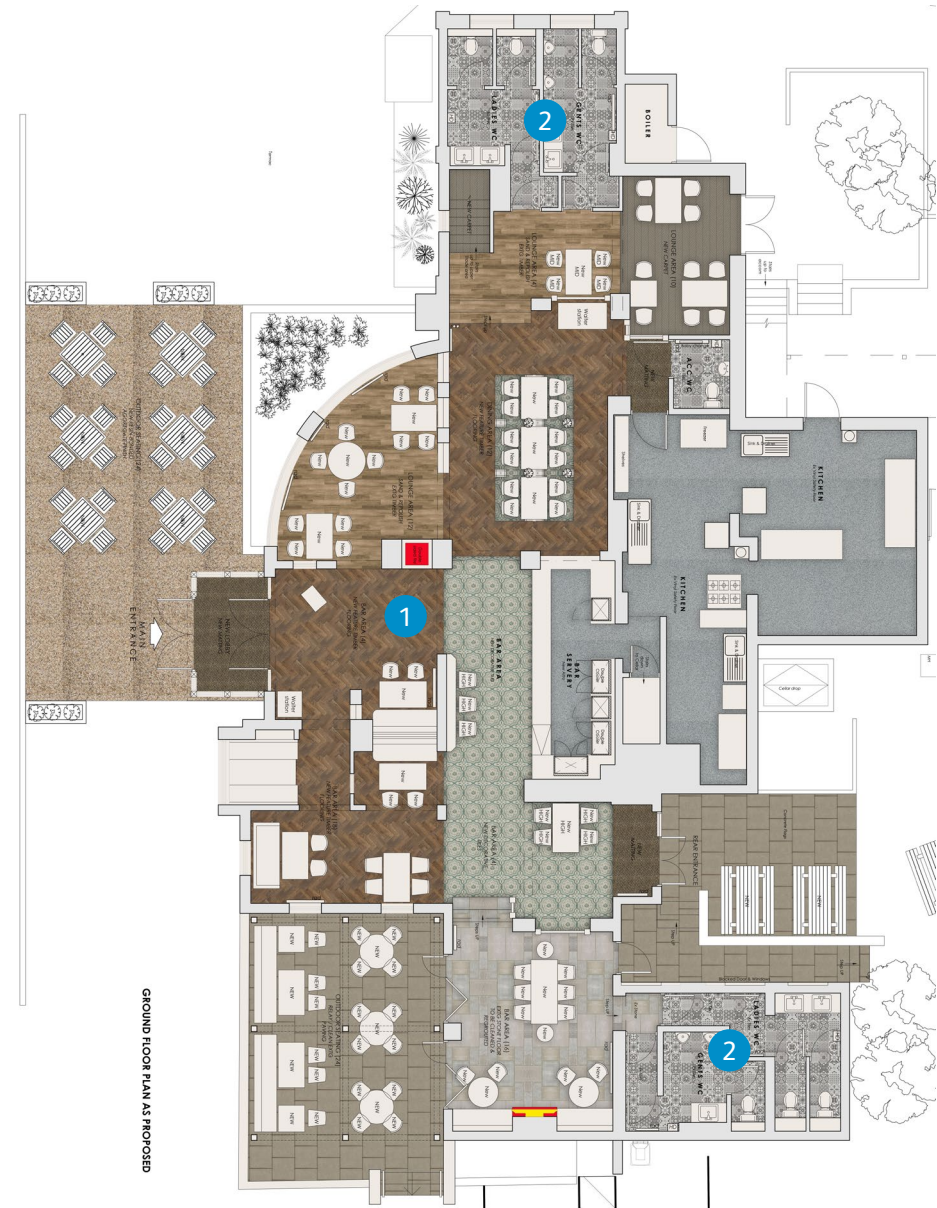
2 Customer Toilets:

Ladies:

- Repaint throughout.
- Deep clean all tiles and fittings.
- Install new vanity tops and updated floor coverings.

Gents:

- Install new toilet cubicles and fittings.
- Deep clean all tiles and surfaces.
- Repaint all previously painted areas.



Floor Plans & Finishes

3

Private Accommodation:

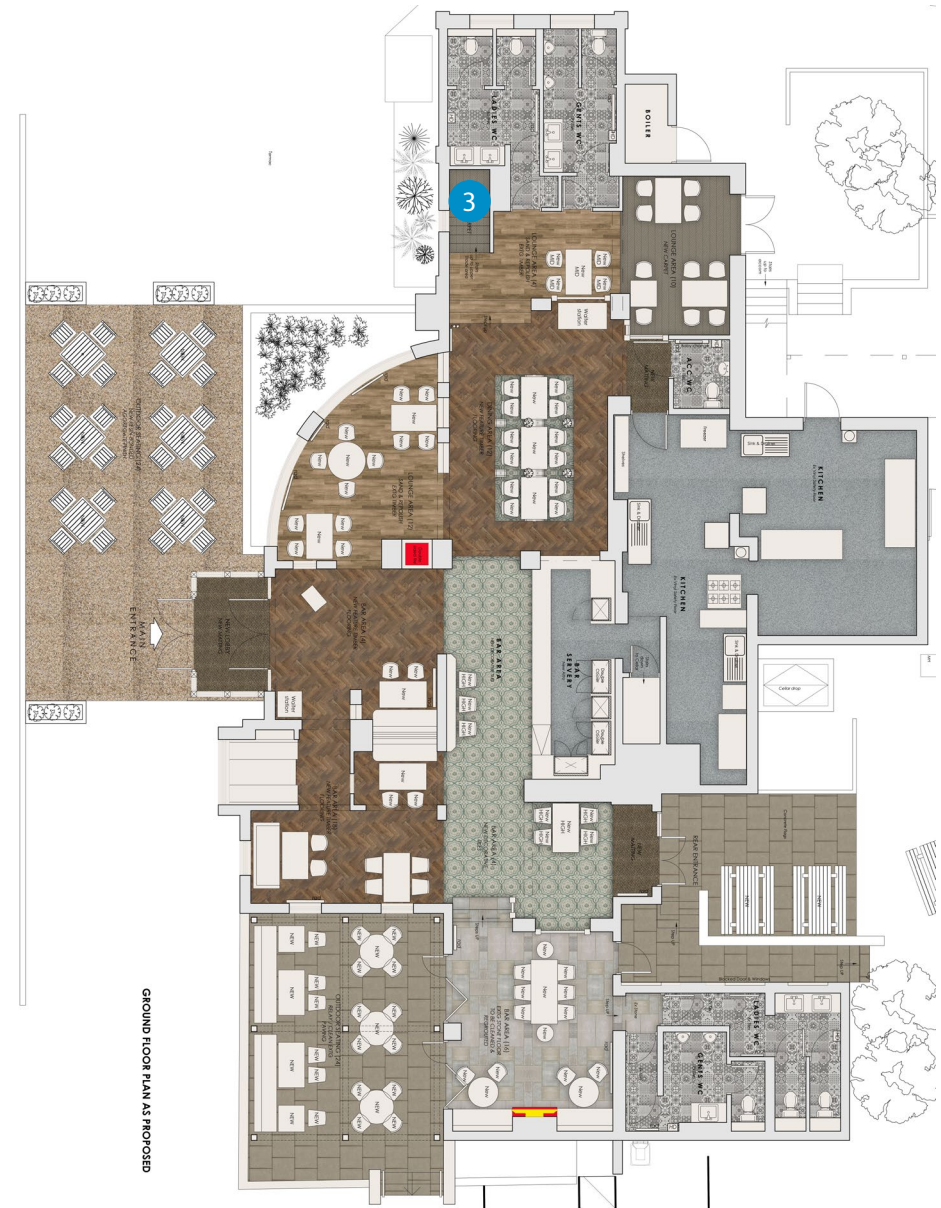
- Refurbish and decorate the domestic living space,
- New kitchen and bathroom,
- Upgrades to the living and bedroom areas.

Sustainability:

- Carry out works recommended by the Energy Performance Certificate (EPC) report to improve efficiency.

General:

- Ensure the property meets all tenant statutory and safety requirements.
- Ensure the property meets all landlord statutory and safety requirements.
- Provide the tenant with copies of compliance certificates and explain which responsibilities fall under the lease.



External Refurbishment



Signage and external works:

- Repair and repaint all external walls, doors, and woodwork.
- Install new external signage and lighting, following planning approval.
- Remove any rotten or damaged structures.
- Tidy and refresh the whole garden area.



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.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

● The Bulls Head, 26 Baldock Street, Denby, SG12 9DZ ●