



● THE WINDMILL, 134 LEYLANDS ROAD, BURGESS HILL, RH15 8AB ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Complete refurbishment planned

An extensive refurbishment at the Windmill in the quaint village of Burgess Hill will transform the pub into a premium local. The works will include a complete redecoration and refurbishment to the indoor and outdoor trading spaces. We will be upgrading the main trading area, with new flooring and decorations. We will also be enhancing the bar servery and back bar and upgrading the toilets with new vanity units.

Externally, we will be rejuvenating the garden space, forming a new attractive seating area. The pub will receive a face-lift with brand new signage, enhancing its kerb appeal and attracting in passing trade and locals.

Picturesque village location!

The pub itself is located in Burgess Hill. Burgess Hill is located in East Sussex, on the edge of the South Downs National Park. The Windmill is situated next to a large supermarket, with potential for people to stop in after shopping. The pub benefits from good demographics, with high affluence bands and 13,500 adults living within a 20-minute walk time.

A pub business with bags of potential

Within a ten-minute walk time of the pub, there is only one other competitor pub. The potential to invest in this pub will allow for a step change to where it sits in the market and make it stand out from the limited competition. This pub would work for an experienced operator, but also someone looking to take their first site. The focus will be on quality drinks trade, supported by sports/events and accompanied by a quality food offering. It will boast 53 dedicated covers indoors and has space for 146 covers in its extensive outside trading areas. All we're looking for is the right operator...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

When refurbished, the Windmill will appeal to a very broad spectrum of customers, including:

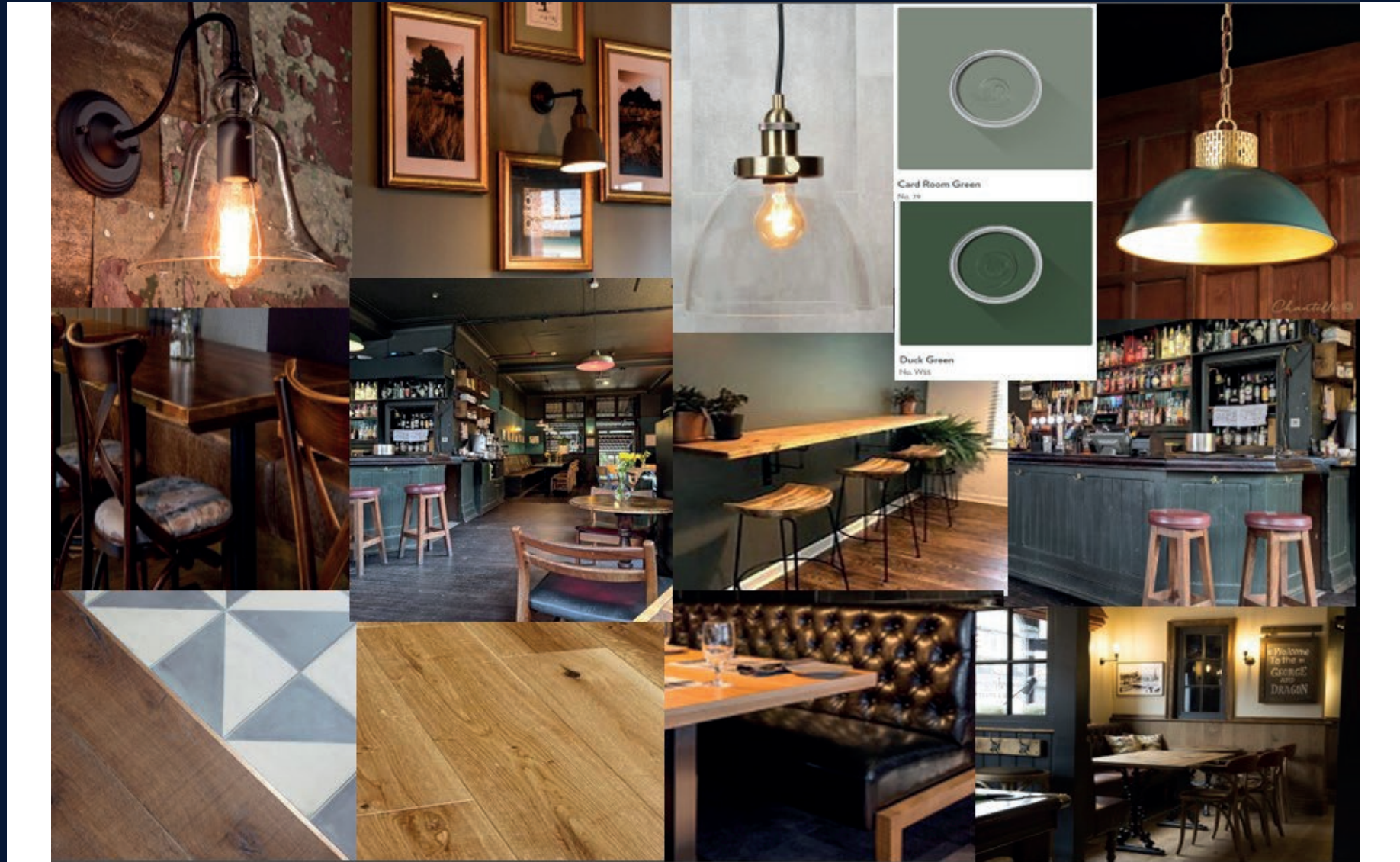
- A wide range of consumers and will attract the local community looking for a great space to enjoy drinks or some traditional pub food with a warm, welcoming atmosphere
- Sports fans looking to watch live sports
- Couples and friends looking for a drink or bite to eat throughout the week

OFFER

When refurbished, the Windmill will offer:

- Premium drinks offer including draught lagers and ciders, a quality wine selection and a good range of spirits
- Traditional pub fare food
- A coffee offer, to increase daytime trade
- Live sports
- Live entertainment nights throughout the week, such as quiz nights and live music driven by the operator

INTERNAL MOODBOARD



EXTERNAL MOODBOARD



RENDERED FLOOR PLAN



FLOOR PLANS & FINISHES

1

TRADING AREAS

The trading areas will be fully refurbished and redecorated. Works will include:

- Full internal redecoration to trade public areas.
- Minor overhaul of existing backfitting only
- All lighting retained
- Sand and stain retained timber flooring;
- Additional timber flooring to one side of the bar area
- New timber floor, new bar vinyl
- No works to fire detection or emergency lighting, assumed all by lessee

2

TOILETS

The toilets will be fully refurbished and redecorated. Works will include:

- Decorate ceilings and doors only
- Remove carpet and replace with vinyl
- Remove vanity units, basins and trough urinal and replace with new basins, and urinal pods
- New Vanity units
- Associated plumbing

3

KITCHEN, CELLAR & OTHER

The toilets will be fully refurbished and redecorated. Works will include:

- No works to kitchen or cellar
- Ensure property is assumed compliant for electrical, gas, emergency lighting and fire alarm systems and maintained by existing lessee



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- External decorations to previously painted render and windows / doors
- No works to rear areas allowed for
- New signs and lights to current design and subject to planning approval.
- Provide new fixed seating to decking area





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**

