



THE CHOUGHS

THE CHOUGHS
CHARD

THE CHOUGHS

BREAKFAST
FROM 9.95

LAVAZZA

THE CHOUGHS
GREAT FOOD
CASK ALES
PUB GAMES
SKITTLE ALLEY
FRIENDLY
ATMOSPHERE

The Choughs, Chard

INVESTMENT PLAN ▶



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The Choughs 8 High Street, Chard, TA20 1QF

Why invest?

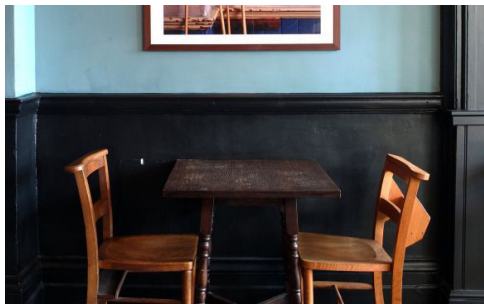
- **Great location** – The Choughs benefits from a prime spot on the high street in the town of Chard in Somerset.
- **Extensive refurbishment** – An extensive transformation will turn this tired building into the go-to pub in the town, offering a premium experience and atmosphere. A redesigned and refitted kitchen will facilitate a great new food offer, which in turn will assist in attracting a broad section of the local community.

Target customers

- The pub will appeal to a wide age range, with an emphasis on trading throughout the day. A focus on food during the day will give way to a higher-tempo environment during the evenings and on weekends.
- A sports offer will also provide a welcome additional revenue stream, courtesy of a skittle alley and televised sport.

Offer

- A great new food offer will be an essential part of The Choughs post-transformation. A full refit of the pub's kitchen will allow for a new menu that will provide all-day food.
- The food offer will be complemented by a revitalised drinks menu, including a new range of craft and premium beers, alongside a great spirits range.
- There will also be a coffee offering during the day.



Visuals are for illustrative purposes only. Schemes may vary post completion.

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This is a fantastic opportunity to take on a pub that's ready for refurbishment and growth.

An extensive refurbishment will significantly enhance the potential of this town-centre pub, which will appeal to a broad section of the local community. There will be plenty of opportunity to capitalise on trade throughout the day courtesy of a great new pub food offering and various revenue streams, including coffee. Additional attractions include a televised sport offer, a skittle alley and a pool table. We would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Call us today.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk

The Choughs, Chard

Schedule for The Choughs

Bar servery

Works to the servery will include the following:

- Amendments to the upper backfitting will be made, including new tiled back panels.
- New panelling and wood carvings will be added to the servery front.
- The existing overbar will be replaced.
- The servery and backbar tops will be sanded and resealed.

Trade areas

Works to the trade areas will include the following:

- The kitchen will be refitted to match the new offer.
- General refurbishments will take place, including recovering fixed seating and adding two larger TVs to match the televised sports offer.
- New lighting will be added in the form of table lamps.
- A new drinks shelf will be introduced.

Toilets

Works to the toilets will include the following:

- The floors and tiling will be deep cleaned.
- All painted surfaces will be redecorated.

Signage and lighting

A full new signage scheme will complement the interior refurbishments. Works will include the following:

- An ornate laser-cut steel hanging sign will be illuminated by LED trough lights.
- A new fabricated fascia sign complete with a vinyl display will be illuminated by an LED trough light.
- A black Warwick lantern will be added, while the existing LED floodlights will be replaced.
- A new fabricated amenity sign complete with a vinyl display will be introduced.
- A double-sided A board sign will be added, along with an A4 menu case in black.