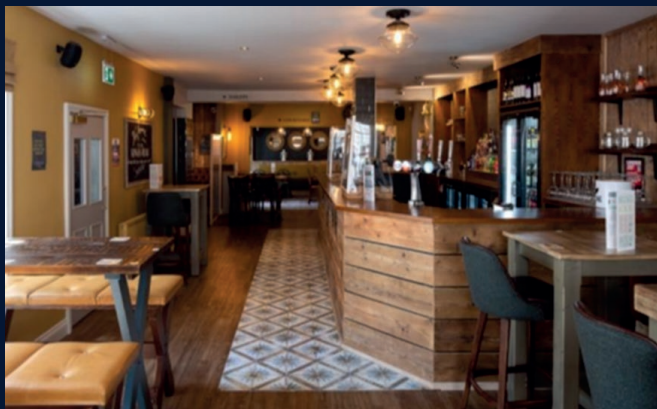




● THE STOKE INN, 43 DEVONPORT ROAD, STOKE, PLYMOUTH, PL3 4DL ●

ABOUT THE OPPORTUNITY



WHY INVEST?

Fantastic refurbishment

The Stoke Inn will be refurbished to become a premium community led pub. Inside, the pub will be redecorated throughout the trading areas which includes the bar and bar servery and bar areas. The toilets will receive full redecoration and upgrades. There will also be the addition of a new back of house office, to allow the new operator to manage their pub.

Outside the pub there will be a complete redecoration with upgrades to the existing garden, new lighting and new signage to enhance the pub's kerb appeal.

Excellent location

The Stoke Inn is located in Stoke, a large suburb in Plymouth. In terms of demographics, there are 9000 people living within a 10-minute walk with preferences for drinking in a High St/ Community Pub and approx. 4,300 people are looking for that Community experience. There is also a base for naval officers consisting of 19th century villas, a short walk from the centre of the nearby Devonport.

A pub business with potential

The Stoke Inn will operate as a community favourite once refurbished. The planned investment will allow us to fully re-decorate the pub and give the locals a reason to visit. This will give the pub the ability to appeal to a broad spectrum of consumers and the best drinks-led site in the area. All we're looking for is the right operator to execute this pub's excellent potential...

SO, COULD THAT BE YOU?

ABOUT THE OPPORTUNITY



TARGET CUSTOMERS

The newly refurbished Stoke Inn will appeal to:

- The local community – a broad consensus of ages and with an appealing garden & families in summer
- Sports fans looking to watch live sport or play pub games with a drink or a bite to eat

OFFER

When refurbished, the Stoke Inn will offer:

- Classic lager through to craft & cask Ales, premium and favourite spirits and a range of cocktails
- A small, classic pub food menu
- Coffee and Wi-Fi
- A focus on live sports
- Entertainment as part of the rhythm of the week such as live music, quizzes and charity events

INTERNAL MOODBOARD



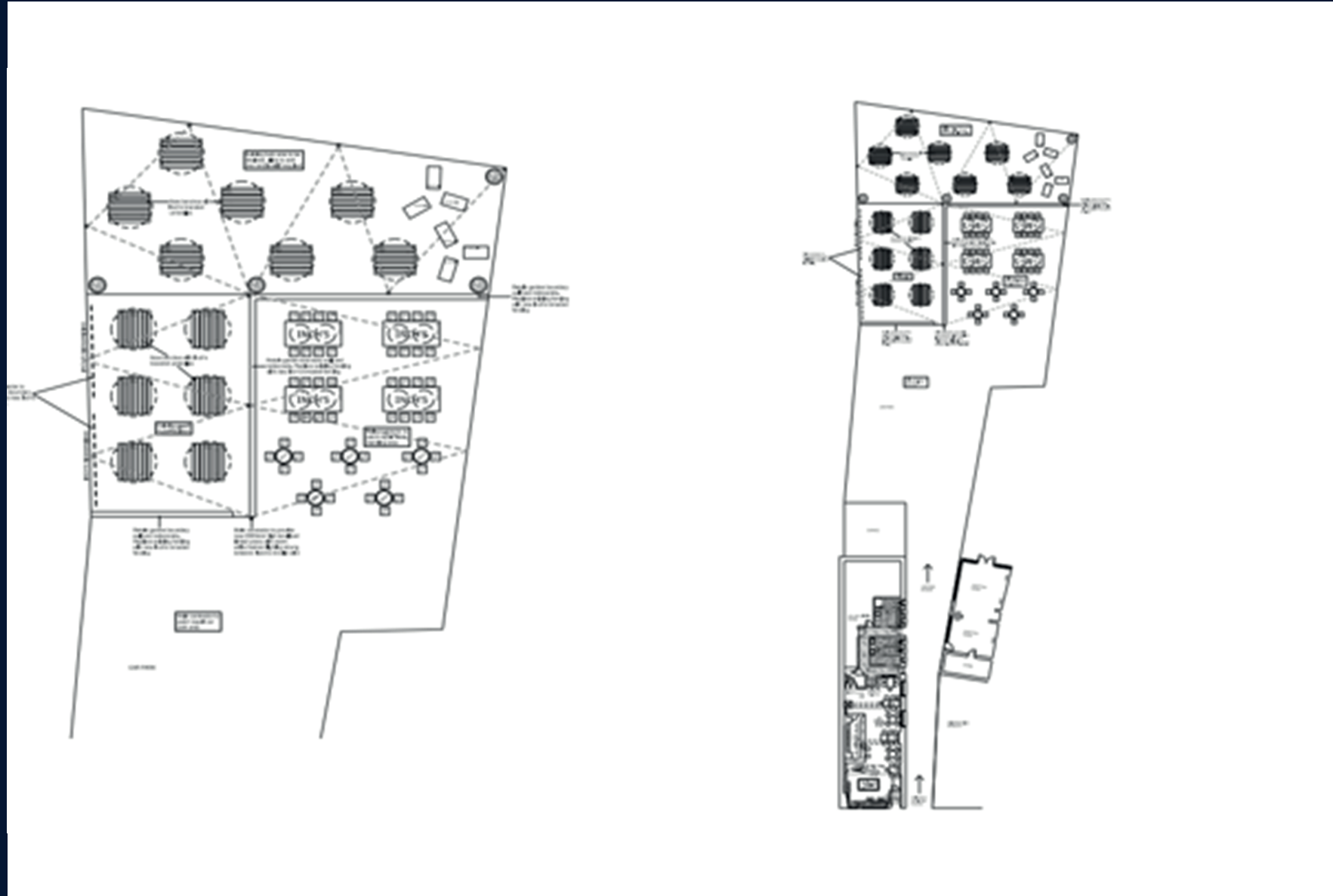
INTERNAL MOODBOARD 2



RENDERED FLOOR PLAN



RENDERED FLOOR PLAN 2



FLOOR PLANS & FINISHES

1

TRADING AREAS

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

- Allow for complete decorations to all previously painted surfaces
- Allow for new lighting including to new and existing positions, some lighting to be retained as noted EX on plans
- Allow for retaining and restaining existing timber flooring, all other trade area floor finishes to be new
- Allow for retaining existing tiled flooring and refresh grout
- New bric-a-brac and POS to suit JAT specifications
- Existing loose furniture to be retained and refurbished, new to be added to suit increased covers
- Provide power to new AWP positions
- Provide new uppercase backfitting, retain lowercase, ensure JAT equipment allowed for (Blade, Jager, coffee)
- Allow for new TV and Audio system by TVC
- Strip, stain and repolish bar and backfitting counter tops
- Decorate bar front
- Provide new glasswash and ice machine and all required services works
- Retain overhead glassrack and lighting, restain and provide new 3D bric-a-brac
- Provide new blackout roller blinds to TV positions
- Provide new drinks shelves
- Provide socket for contactless pool table
- Allow for new darts board surround with directional lighting
- Allow for internal signwriting on completion
- Provide RCD sockets to sports bar area
- Trade Area – Function Room
- Allow for clearing out all rubbish
- Allow for decorations to walls, floors and ceilings
- Existing lighting to be retained



FLOOR PLANS & FINISHES

2

OFFICE SPACE

Works will include:

- Create new office space within function room
- Allow for new stud walls and decorations to new skimmed walls
- Ensure emergency lighting and detection
- Provide all services for JAT equipment
- Provide new freestanding desk and swivel chair
- Ensure adequate lighting
- Provide new carpet tiled flooring to office and corridor

3

LADIES TOILETS

Works will include:

- Provide new mirrors
- Provide new Altro flooring with coved sit on skirtings
- Allow for decorations to all previously decorated surfaces
- Allow for new toilet goods and hand dryer by Initial
- Provide new smaller vanity unit with sit on sinks and tiled splashback
- Provide new dado grooved MDF boarding to all walls and decorate above
- Allow for new lighting to existing positions
- Provide new cubicle doors
- Ensure mechanical ventilation
- Allow for new radiator to existing position



FLOOR PLANS & FINISHES

4

GENTS TOILETS

Works will include:

- Retain existing quarry tile urinal step and provide new Al-tro flooring with covered sit on skirtings to main area
- Remove all existing T&G cladding and tiling and allow for dado height MDF boarding to main area and full height to cubicles, skim and decorate above dado panelling
- Provide tiled splashback above vanity and tiling above urinal to underside of window cill
- Provide new vanity mirror
- Retain and acid clean and seal existing urinal
- Acid clean existing flooring
- Allow for new vanity unit with sit on sinks
- Allow for new toilet goods and hand dryer by Initial
- Ensure lock to cleaner's cupboard
- Allow for new lighting to existing positions
- Remove vending machine
- Ensure mechanical ventilation
- Allow for new cubicle door and hooks and locks to cubicle
- Accommodation
- Provide new vinyl flooring to kitchen
- Provide new white goods
- Provide matting to ground floor entrance area
- Provide new vinyl flooring to bathroom
- Provide new carpets to 3no. bedrooms and living room
- Allow for decorations to previously painted surfaces (3 of 7 bedrooms)



EXTERNAL REFURBISHMENT

SIGNAGE AND EXTERNAL AREA

Works will include:

- Allow for new signage and lighting scheme
- Provide new Inch's branded beer garden scheme to include murals, fencing, furniture and planters
- Building colour to be retained
- Redecorate timberwork to side elevation and driveway





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**

